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of home you are most

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- Homes over 1200 square feet.
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- Homes with 3 bedrooms or 2 bedrooms and den.
  Pages 2, 4, 6, 7, 8, 9, 10, 14, 15, 26, 31.
- Homes with attached garages.
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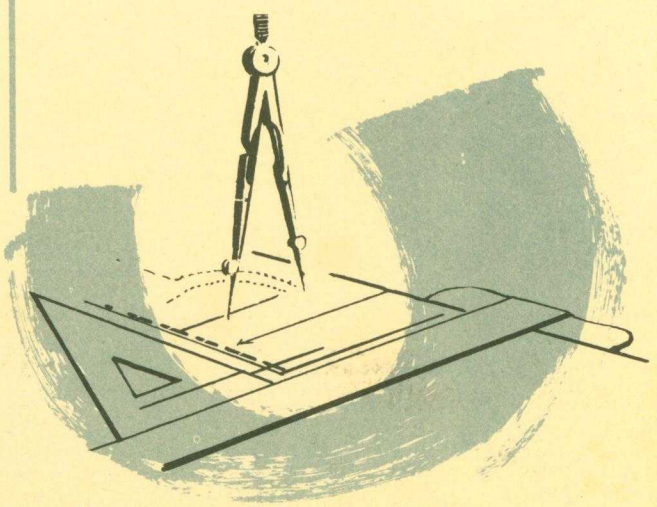

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home originality at moderate cost

Every home illustrated in this timely and colorful book has been created to give you, the prospective builder, the benefit of modern home originality at moderate cost!

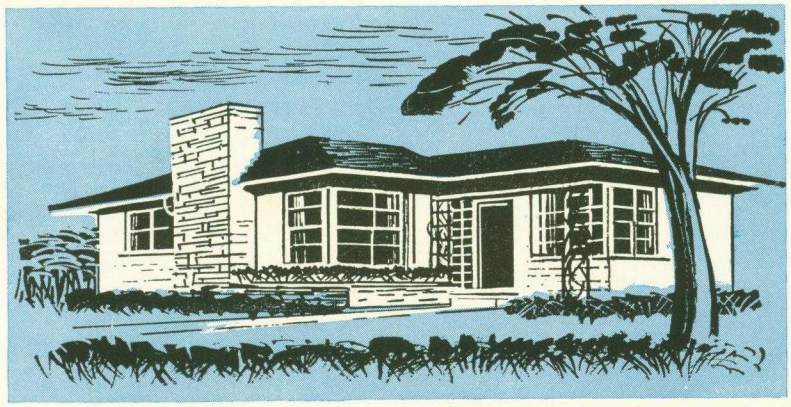
As you scan through the pages, you will be amazed and delighted with the individuality that keynotes each design. Note the range of design ideas, the departure from sameness! Each home is different, interesting and inviting. Originality in design gives each of these homes a definite character that will make it stand out in any community!

In brief, you can find here the home of your choice planned to favor your individual taste, your way of life . . . and at a price you can afford. We are almost certain that somewhere in this book you will find your doorway to happiness . . . your dream house, a home you will be proud to call your own!

Why not make your dream a reality now? Our entire service is at your disposal. We gladly welcome the opportunity to counsel with you in the planning and building of your new home. All information regarding materials and construction costs is yours for the asking. And, naturally, our home building service includes numerous other home designs and ideas that have been tailored to meet every living requirement. Of course, there is no obligation on your part whatsoever; it's all a part of our friendly service.

Let's get acquainted . . . come in and see us at your convenience!

your own home will prove your best investment



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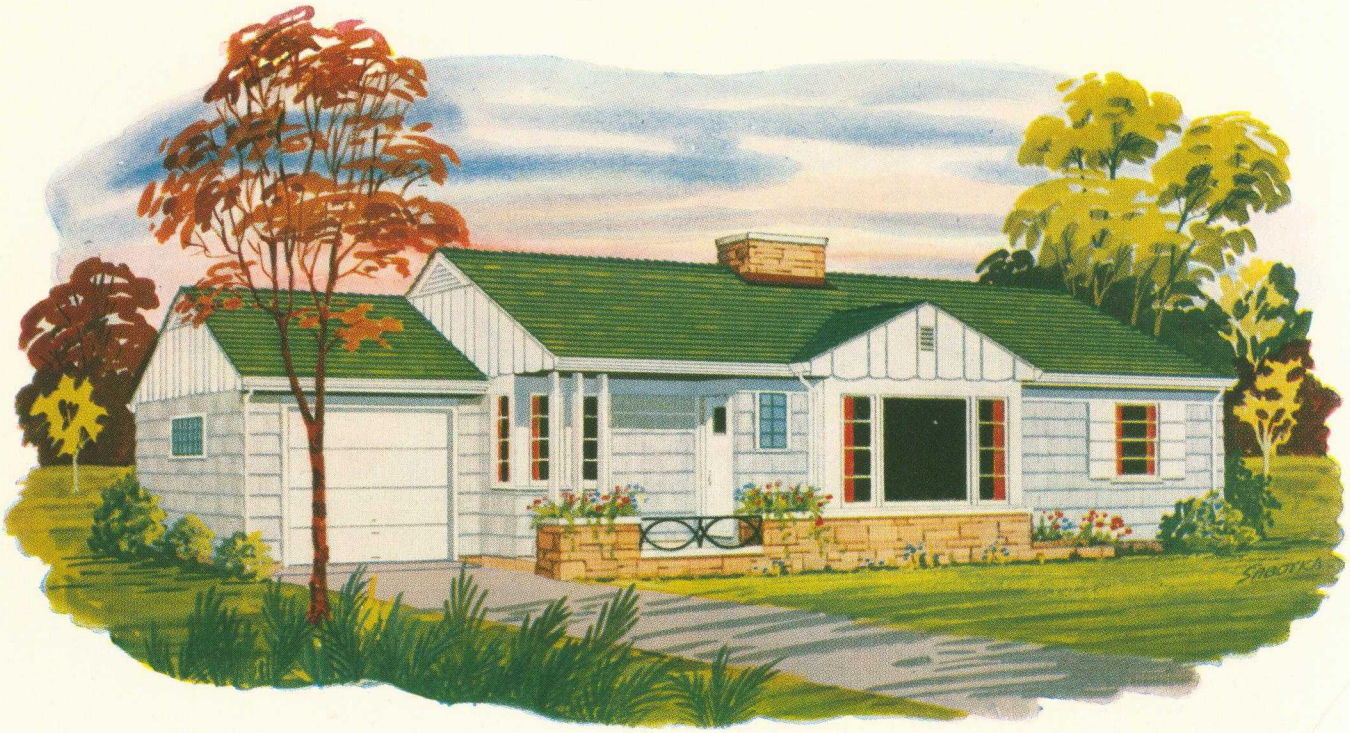
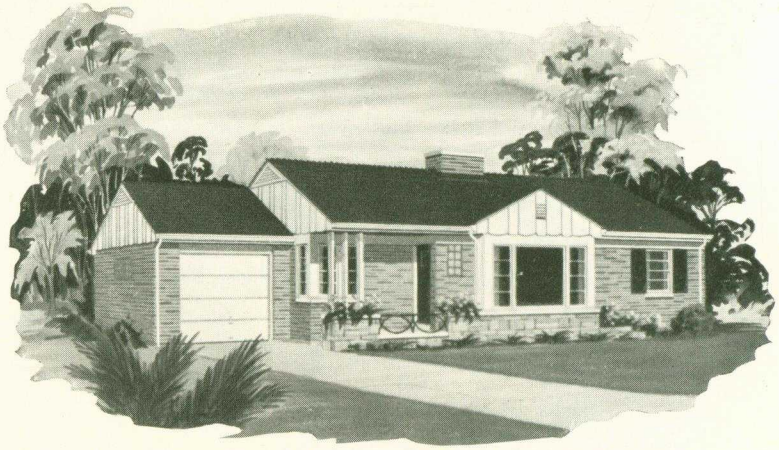


DESIGN A — FRAME CONSTRUCTION

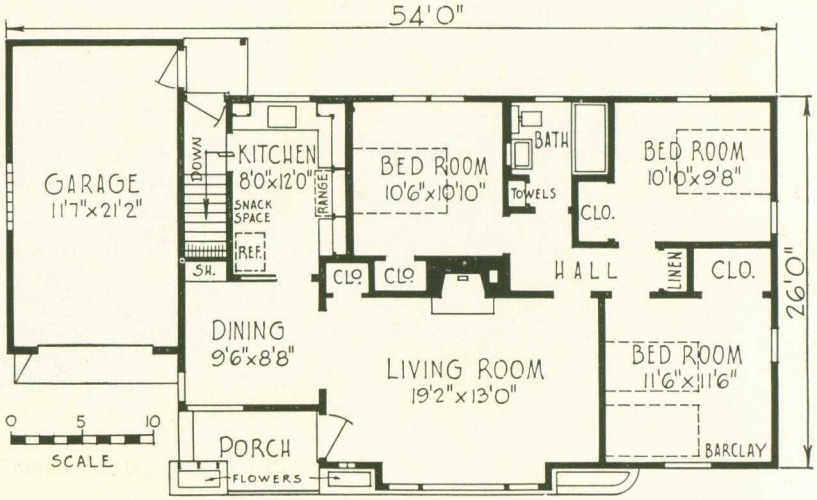
The Barclay

- A three-bedroom plan
- Exterior walls of frame or brick

THIS home is truly representative of the nationally popular ranch type. The plan has six rooms and an attached one-car garage. The exceptionally large living room has a natural fireplace and wide picture window. Two exteriors are available . . . one in frame construction using wood shingles or shakes for outside wall covering and the other in face brick.

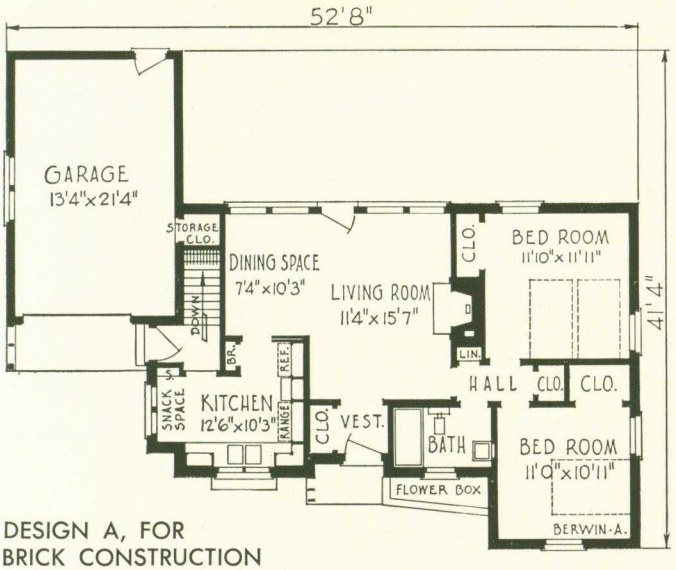


ALTERNATE DESIGN B — BRICK CONSTRUCTION



• DATA •

Cubic Feet: House Design A—20,250, Garage 2905, House Design B—21,025, Garage 2995. Square Feet: Living Area, Design A—1070, Garage 264, Design B—1097, Garage 272. Ceiling Height 8'-0", Basement 7'-0".

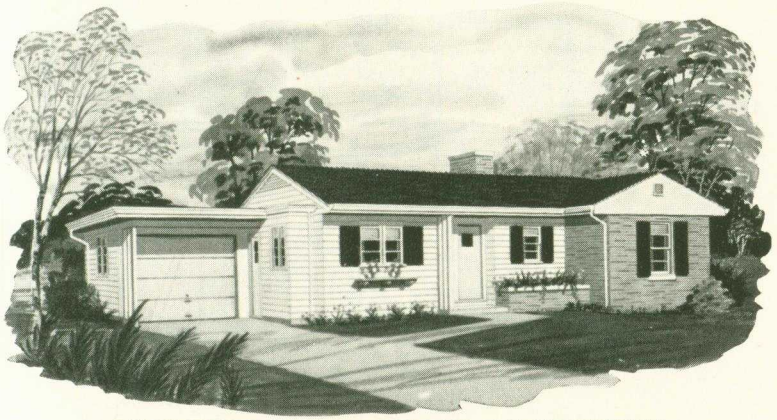


DESIGN A, FOR
BRICK CONSTRUCTION

The Berwin

- "Garden-View" plan
- A choice of two exteriors
- Large attached garage

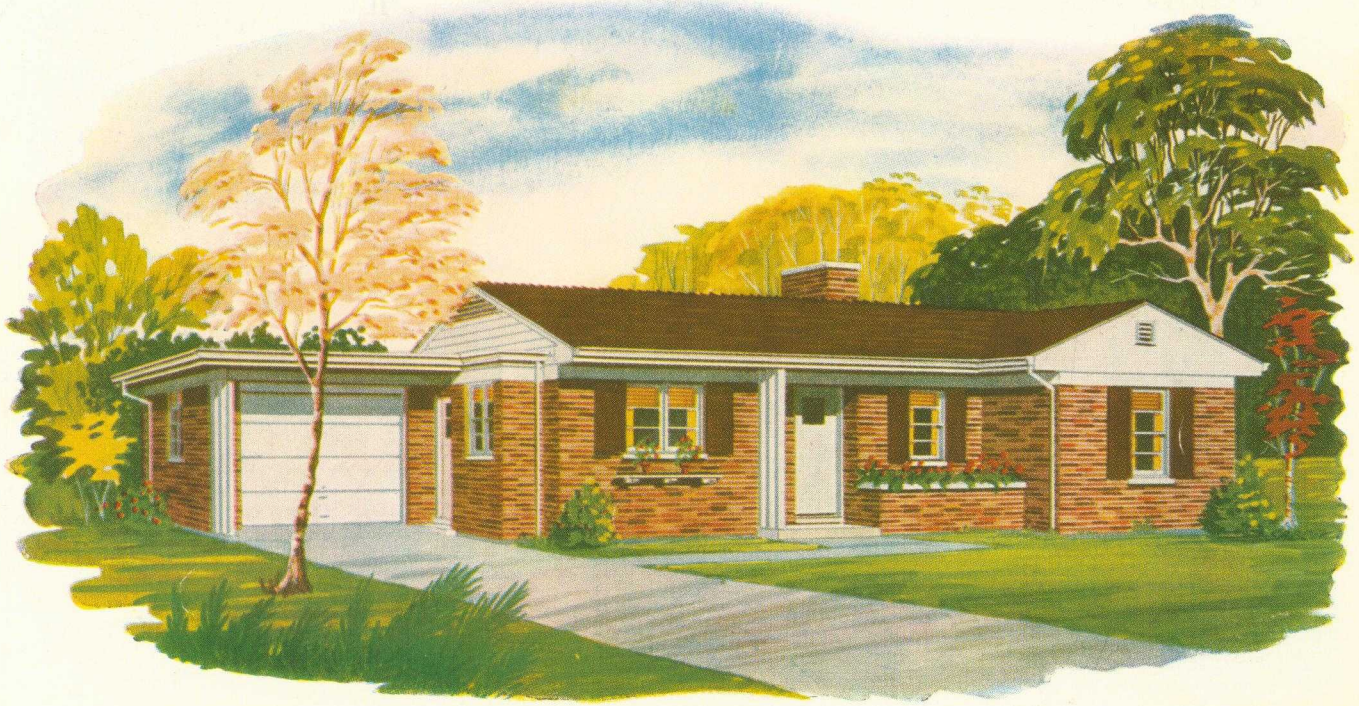
ANOTHER modern concept of the ranch type house which has the utility of five rooms. The large "L" shaped living area includes ample and expansible dining space. The rear wall of this room is completely glazed to afford enjoyment of the rear garden in privacy. The complete kitchen is a model of compactness. Plans are available for both frame and brick construction.



ALTERNATE DESIGN B — FRAME CONSTRUCTION
OVERALL PLAN DIMENSIONS 51'-8" x 40'-8"

• DATA •

Cubic Feet: Plan A—House 17,635, Garage 3015, Plan B—House 16,390, Garage 2880. Square Feet: Living Area, Plan A—973, Plan B—930, Garage, Plan A—326, Plan B—303. Ceiling Height 8'-0", Basement 7'-0".

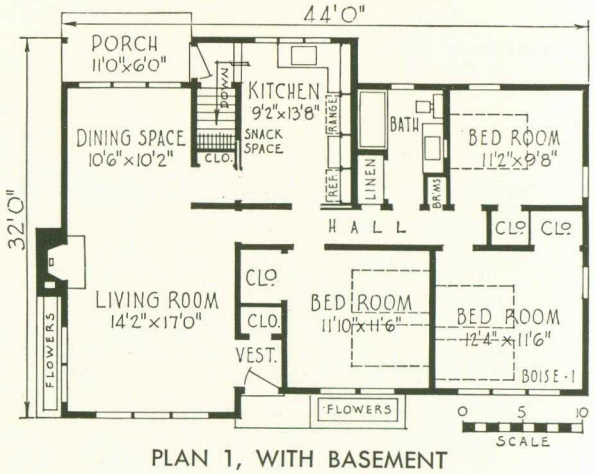


DESIGN A — BRICK CONSTRUCTION

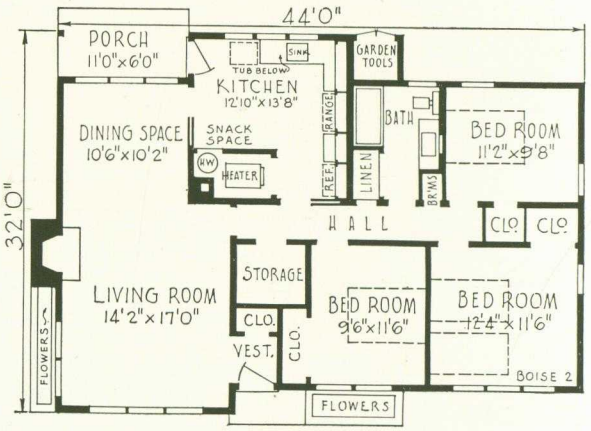
The Boise

- Featuring flat and low-pitched roofs
- Three bedrooms

THIS plan has a wealth of living area included in an ingeniously compact arrangement. In addition to the three bedrooms a large dining space is provided at the rear end of the living room. The large kitchen, with snack space, is accessible from the center hall. A combination of flat and low-pitched roofs used here, contributes to hold down the construction cost.



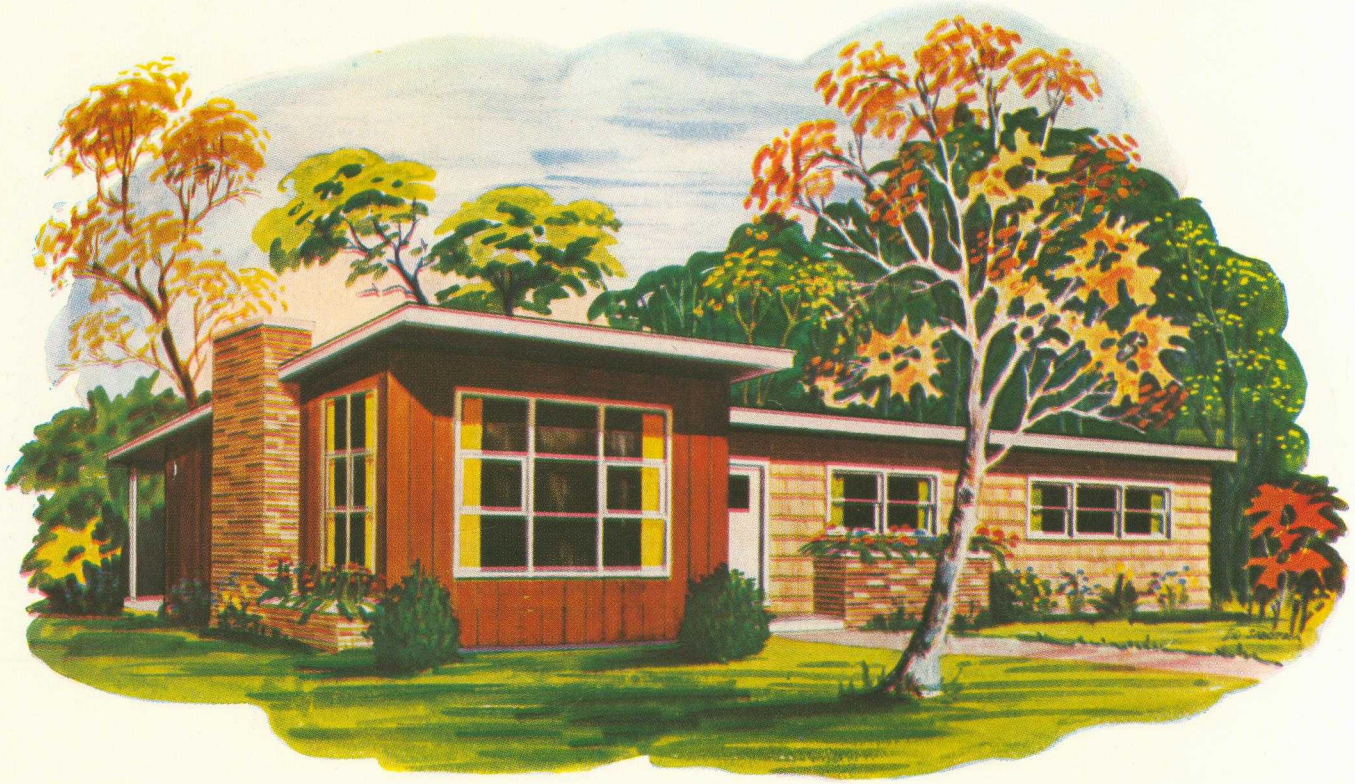
PLAN 1, WITH BASEMENT

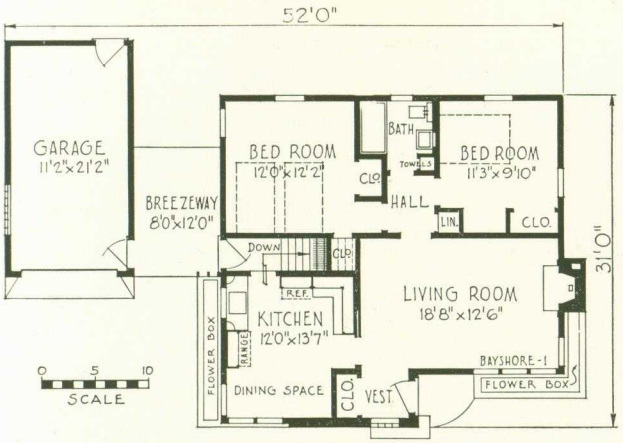


PLAN 2, WITHOUT BASEMENT

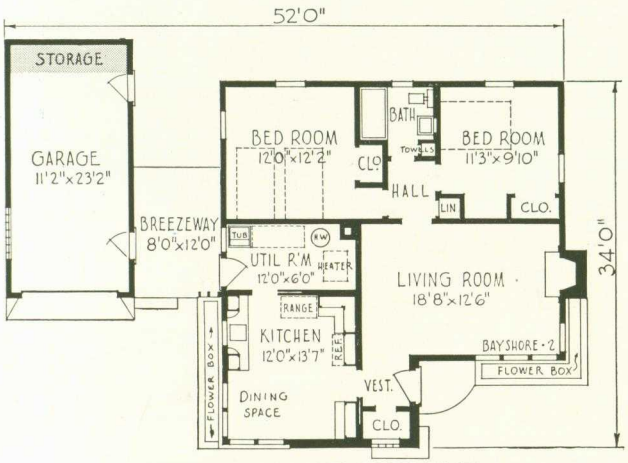
• DATA •

Cubic Feet: House, Plan 1—20,145, Plan 2—13,000.
Square Feet: Living Area, Plan 1—1219, Plan 2—1236.
Ceiling Height 8'-0", Front of Living Room 10'-3", Basement 7'-0".





PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

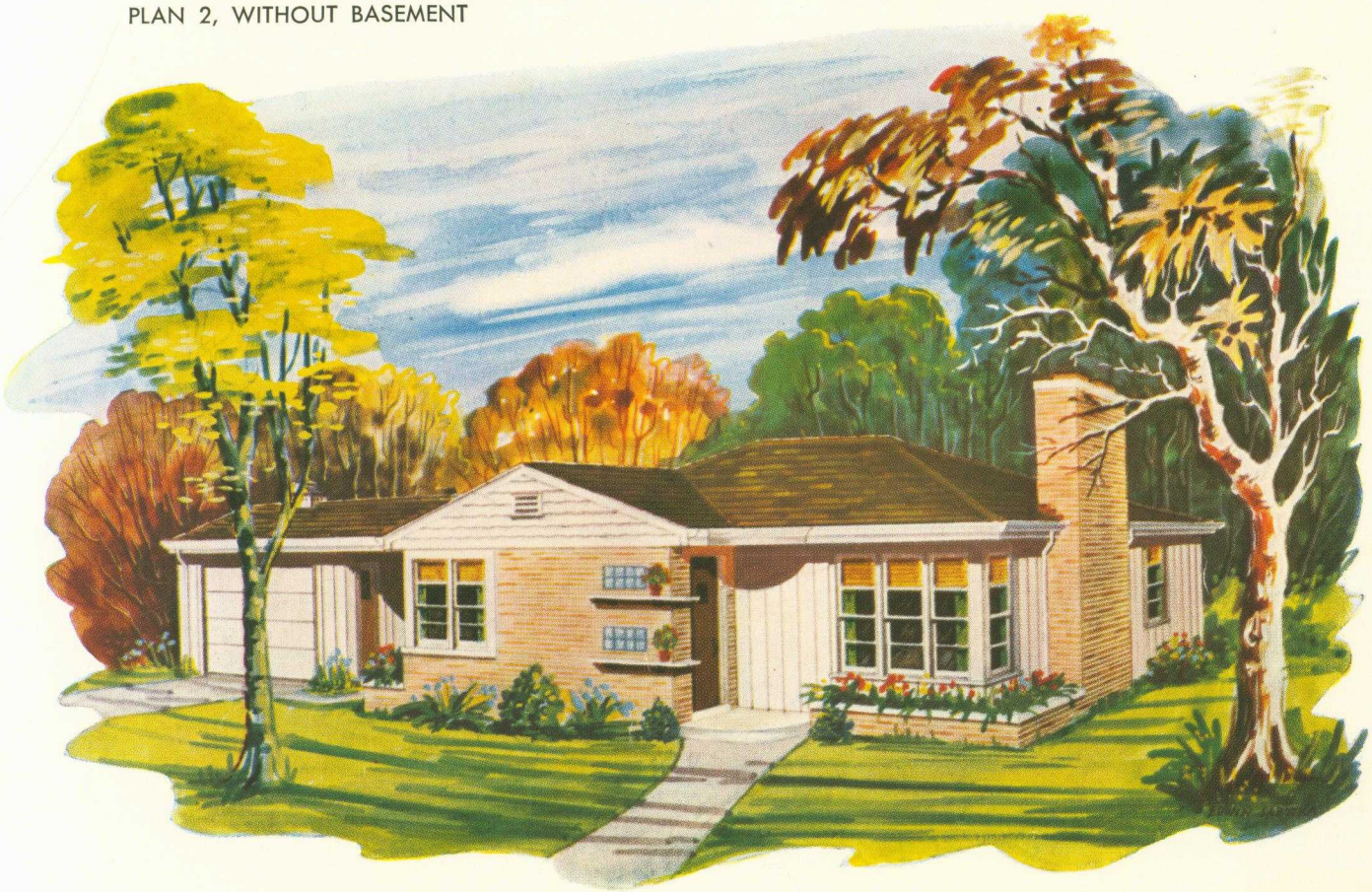
The Bayshore

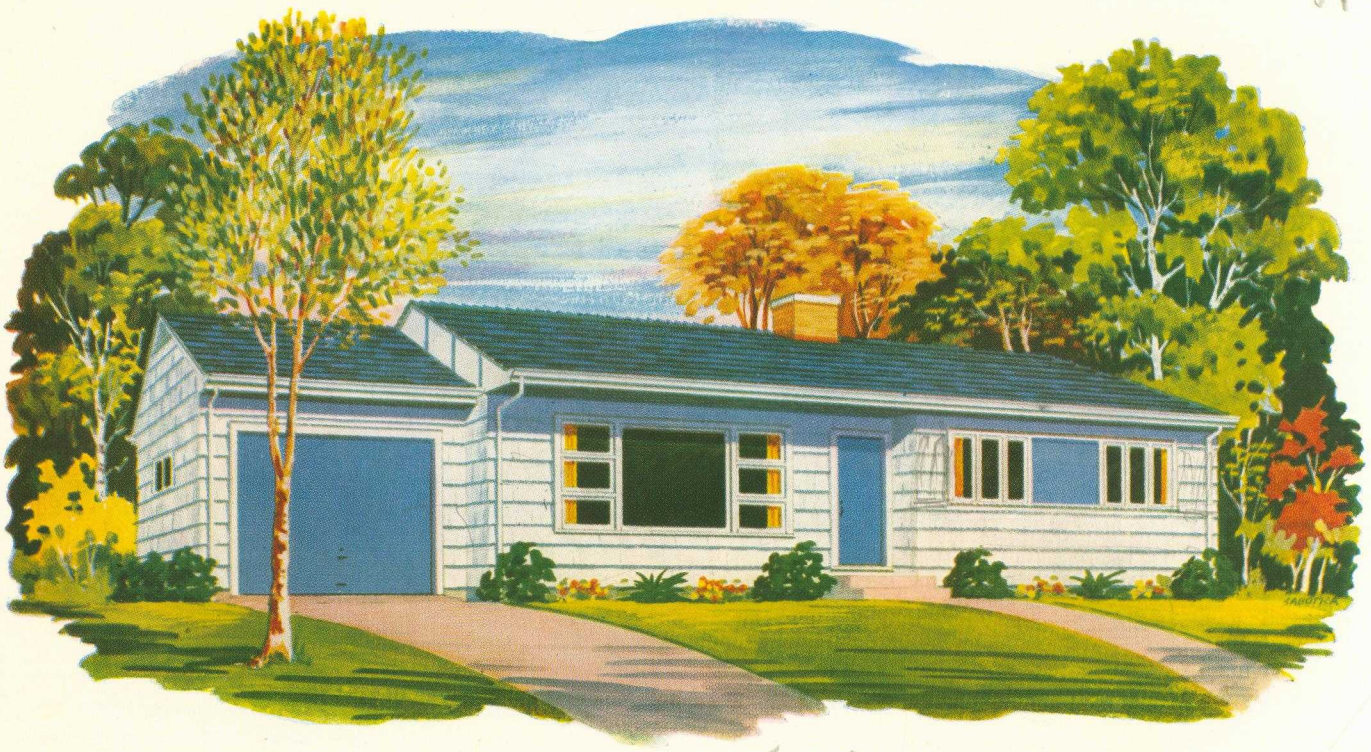
- One-car attached garage
- Four commodious rooms with five-room utility

A COZY little hip-roof home with exterior walls mainly of frame construction, using vertical boards. Some brick has been employed on the front wall to blend harmoniously with the general color scheme. The breezeway, so often desired, is a feature of this plan. Ample dining space is provided in the kitchen.

• DATA •

Cubic Feet: Plan 1—House 17,165, Garage 2905, Plan 2—House 12,260, Garage 3170, Breezeway, Plan 1 & 2—530. Square Feet: Living Area, Plan 1—924, Plan 2—982, Garage, Plan 1—264, Plan 2—288, Breezeway, Plan 1 & 2—96. Ceiling Height 8'-0", Basement 7'-0".

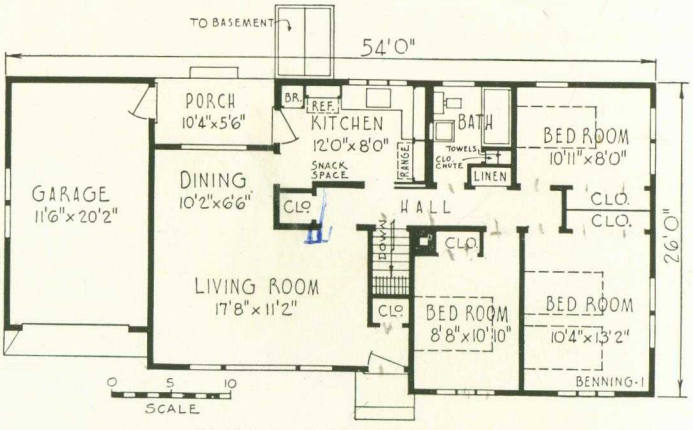




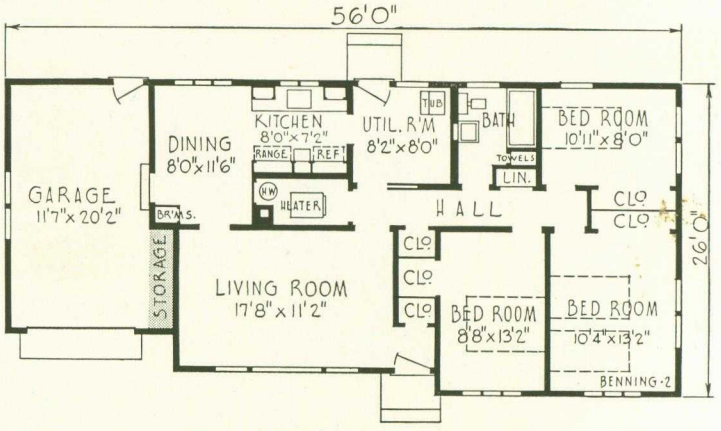
The Benning

- Three bedrooms
- Bath and kitchen plumbing back to back for economy

SIMPLE in exterior design, roof treatment and plan, this attractive ranch home offers maximum value for your building dollars. The plan offers the convenience of six rooms and in addition, includes an attached garage and rear porch. Note that Plan 2 without basement, is two feet wider than Plan 1. Kitchen and bath plumbing is adjacent for added economy.



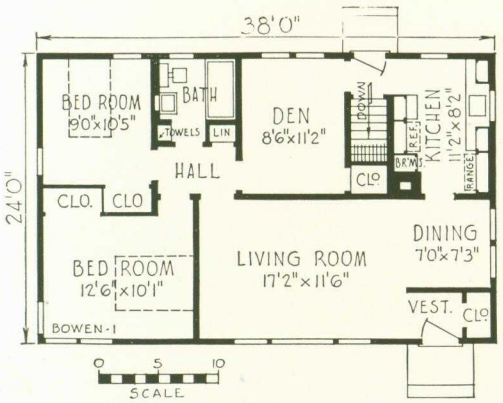
PLAN 1, WITH BASEMENT



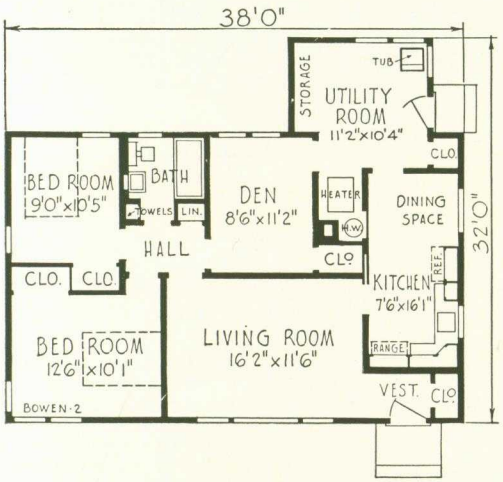
PLAN 2, WITHOUT BASEMENT

• DATA •

Cubic Feet: Plan 1—House 19,170, Garage 2772, Plan 2—House 13,540, Garage 2970. Square Feet: Living Area, Plan 1—993, Garage 252, Plan 2—1018, Garage 270. Ceiling Height 8'-0", Basement 7'-0".



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

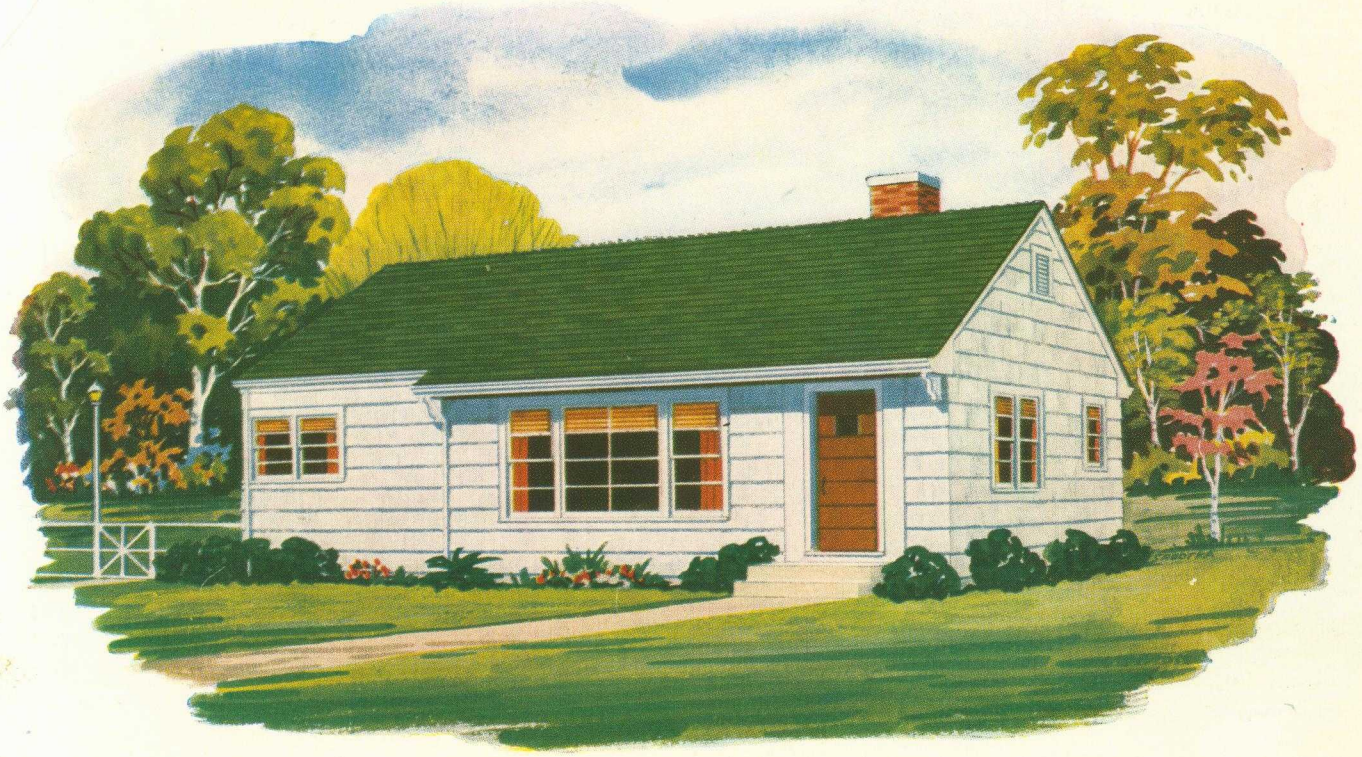
The Bowen

- Two bedrooms and den
- Shingled exterior walls

A PLEASING example of good planning accomplished within an economical rectangle thirty-eight feet long. In addition to the two bedrooms, there is a third room which may be used as a play or television room, a guest bedroom on occasion, or an office or den for the family head. The kitchen is compact but includes all necessary modern equipment. All rooms are large and well-lighted, and ample ventilation is assured.

• DATA •

Cubic Feet: Plan 1—House 15,635, Plan 2—House 11,865. Square Feet: Living Area, Plan 1—812, Plan 2—908. Ceiling Height 8'-0", Basement 7'-0".

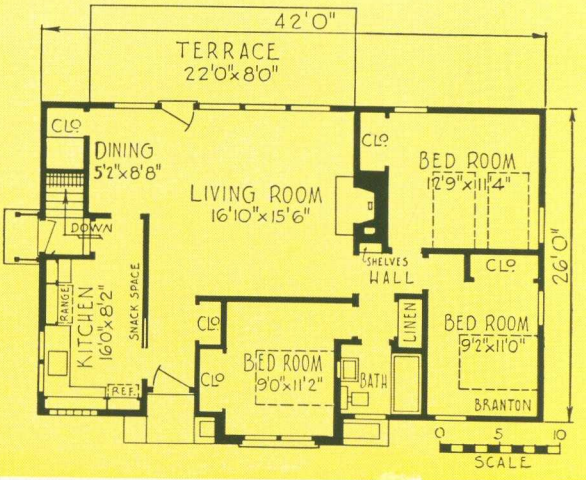


The Branton

Design A, at right features the contemporary clerestory type roof

DESIGN A

ONE can readily see in this plan many outstanding features that should make it worthy of consideration. Note the large living room with the natural fireplace, and the dining area which is expansible into the living room if need arises for more space. The kitchen follows the conventional "L" plan of proven efficiency and includes space for intimate family snacks. Three bedrooms compactly grouped around the bath complete the plan.



• DATA •

Cubic Feet: House, Design A—18,115, Design B—20,390. Square Feet: Living Area, Design A & B—1105. Ceiling Height 8'-0", Living Room Ceiling Height—Design A—8'-0" to 11'-0", Basement 7'-0".

DESIGN B

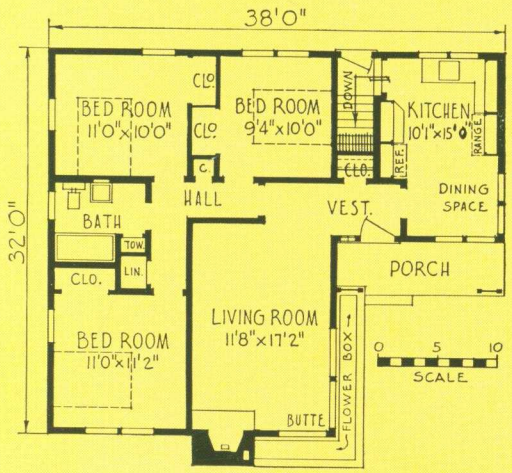
Design B, at left with the conventional roof

WHEN ORDERING PLANS BE SURE TO SPECIFY WHICH EXTERIOR IS WANTED.

DESIGN A

The Butte

Featured at left is Design A, the contemporary flat roof type

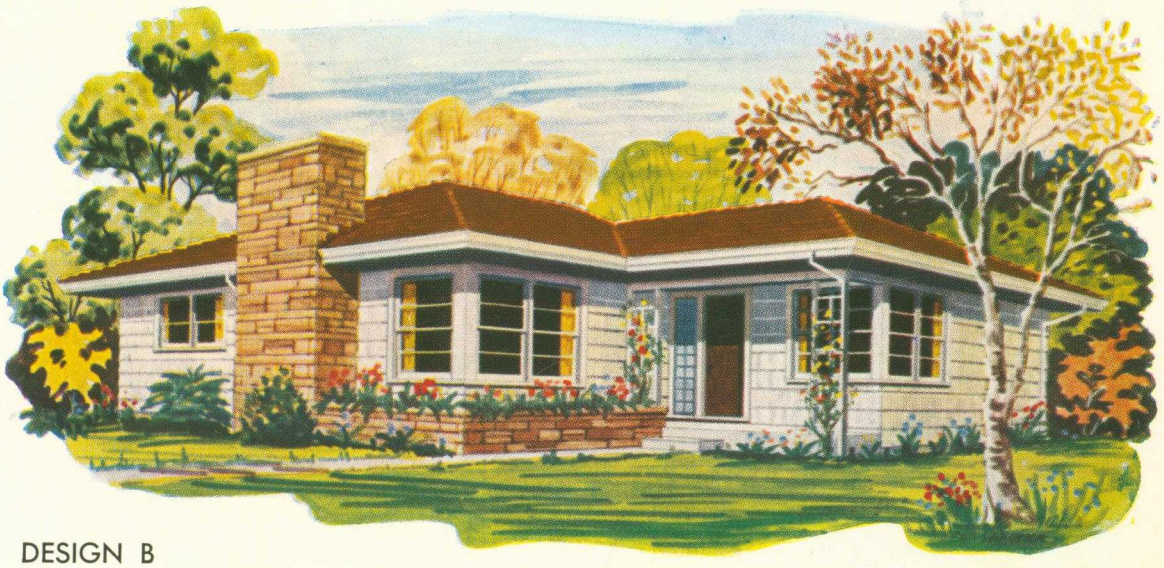


TWO exteriors are offered for your selection in which Design "A" provides vertical redwood boards and Design "B" has shingles or shakes for exterior wall covering. The practical roomy plan includes three bedrooms and informal dining space in the front corner of the kitchen. The large living room has corner windows overlooking a colorful planting box. This home would indeed be a likely selection for the larger family.

• DATA •

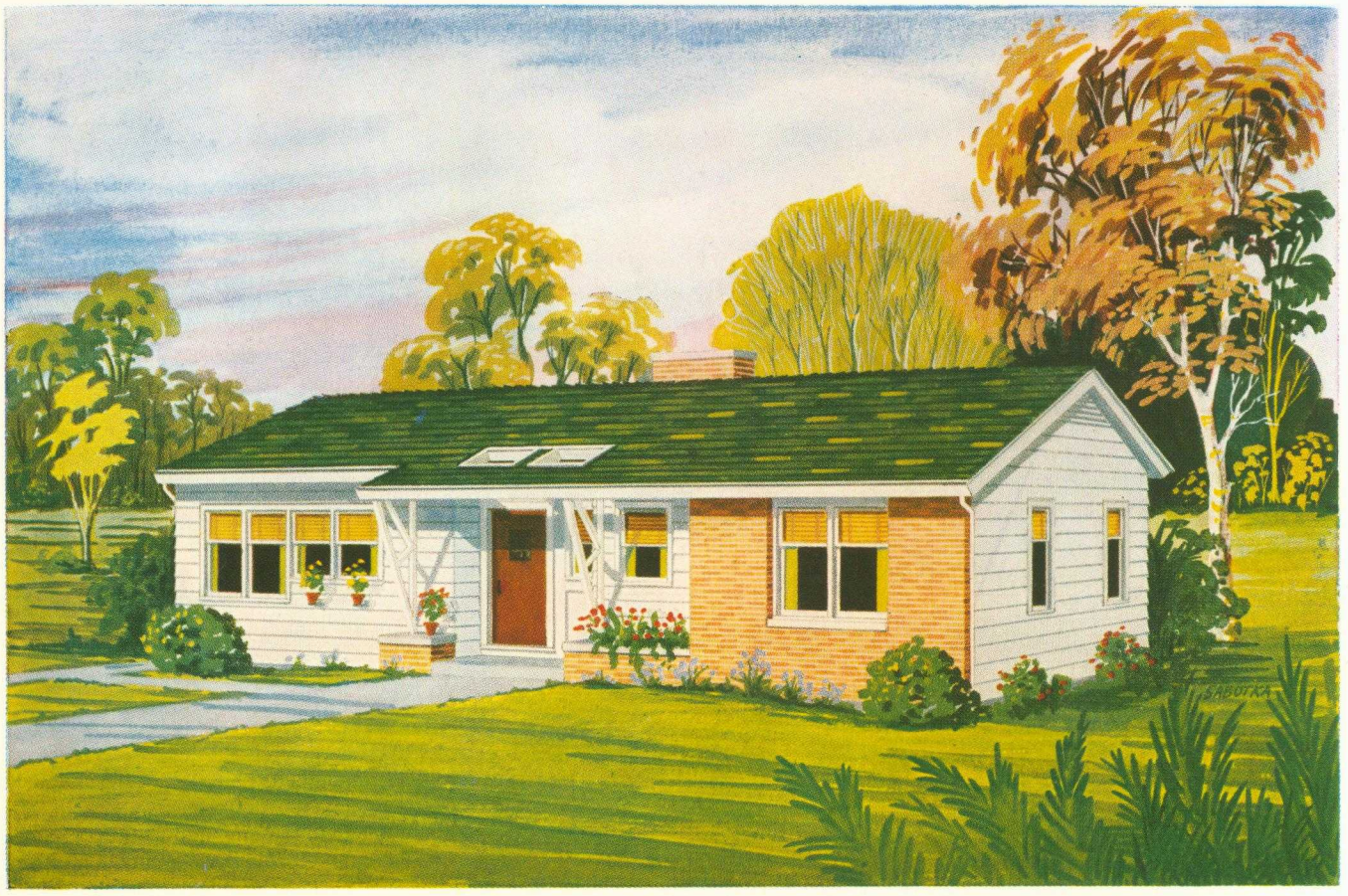
Cubic Feet: House Design A—16,175, Design B—18,155. Square Feet: Living Area—Design A & B—989. Ceiling Height 8'-0", Basement 7'-0".

At right, with the conventional hip roof—Design B



NOTE THAT PLANS CAN BE FURNISHED TWO WAYS. BE SURE TO SPECIFY WHETHER YOU WANT A OR B.

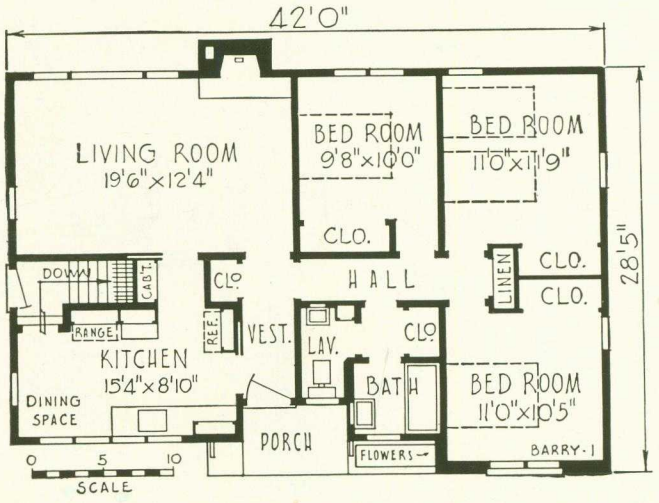
DESIGN B



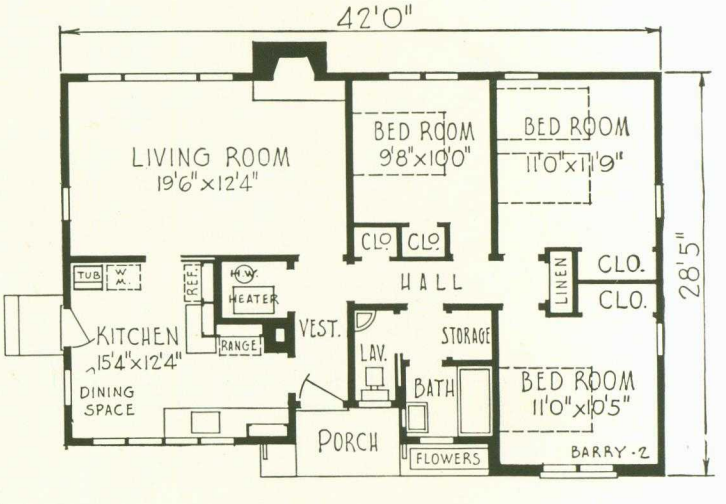
The Barry

• DATA •
Cubic Feet: Plan 1—House 20,295, Plan 2—House 13,680. Square Feet: Living Area, Plan 1 & 2—1103. Ceiling Height 8'-0", Basement 7'-0".

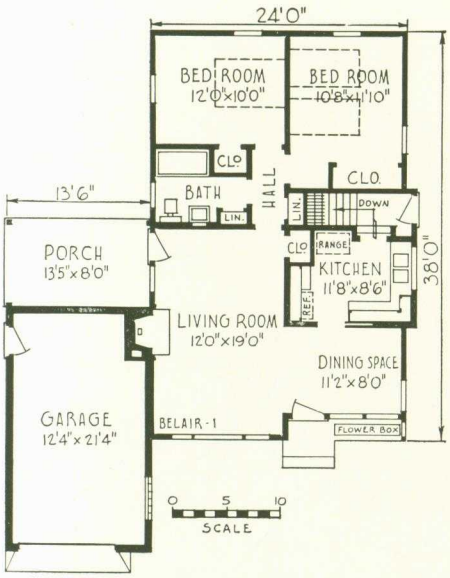
A BRIEF examination of this plan readily reveals two outstanding features . . . first the split bathroom facilities which permit use by two people at the same time, and second the living room located at the rear of the home for privacy and rear garden enjoyment. In addition one notes the three bedrooms with ample closets and the large kitchen and dining space.



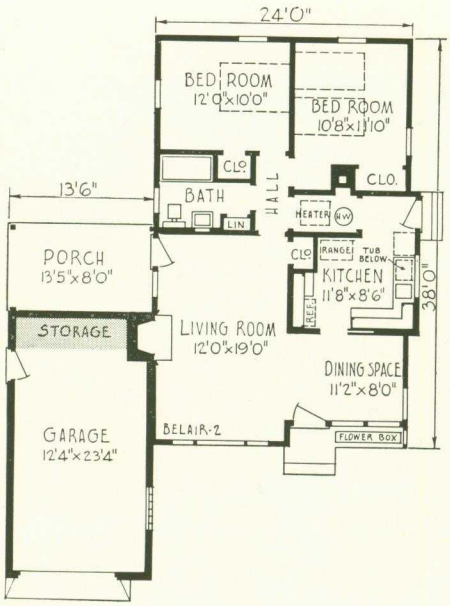
PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

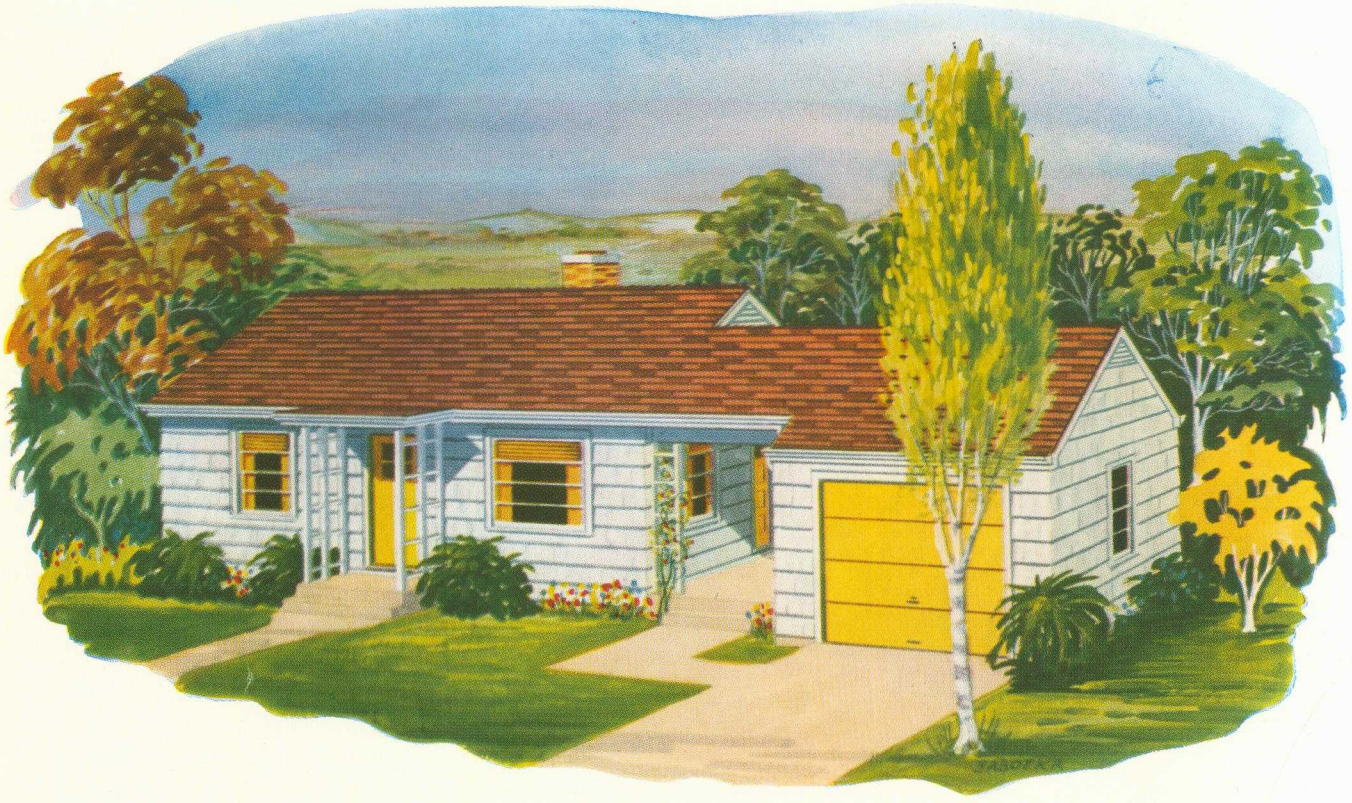
The Belair

- Ideal for 50 ft. lot
- Large porch

• DATA •

Cubic Feet: Plan 1—House 16,815, Garage 3030, Plan 2—House 11,400, Garage 3300, Porch, Plan 1 & 2—540. Square Feet: Living Area, Plan 1 & 2—903, Garage, Plan 1—303, Plan 2—330, Porch, Plan 1 & 2—108. Ceiling Height 8'-0", Basement 7'-0".

EMPHASIZING real utility this design is planned the narrow way to make it readily adaptable to the fifty foot lot. Exterior walls of the main building are of frame construction and vertical boards are used for the sidewalls in combination with wood shingles in the gables. Enclosing walls of garage are brick. Attention is directed to the large porch at the rear of the garage and accessible from the living room.



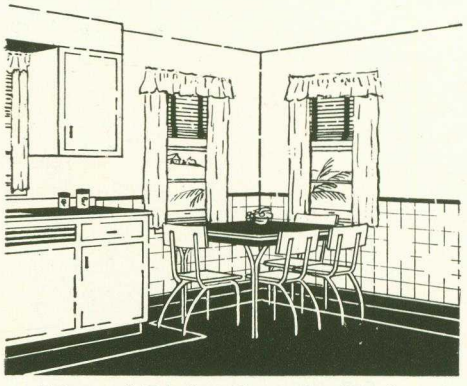
The Bergis

- With breezeway and attached garage
- Commodious four-room plan

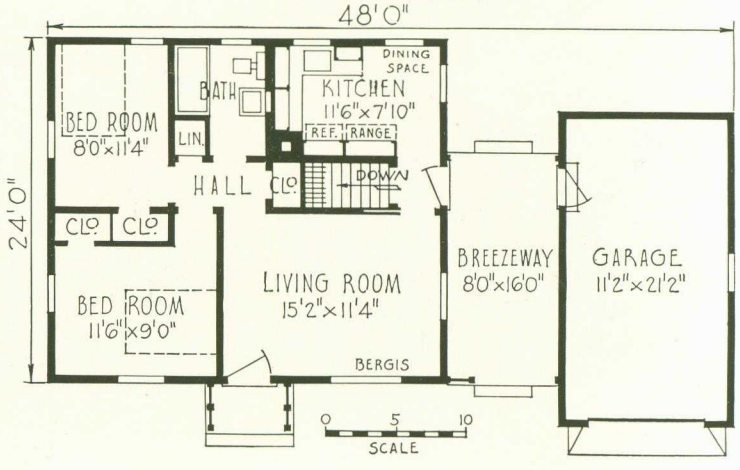
• DATA •

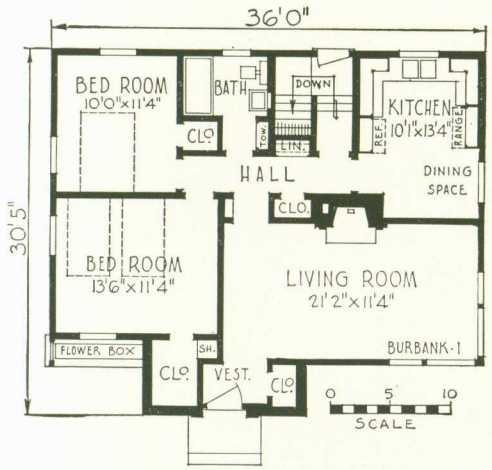
Cubic Feet: House 12,540, Breezeway 675, Garage 2775. Square Feet: Living Area 672, Breezeway 128, Garage 264. Ceiling Height 8′-0″, Basement 7′-0″.

A SMALL home designed primarily for low cost, the "Bergis" embodies those features that promote low cost, yet without sacrifice of the many conveniences expected in homes of today. Bath and kitchen adjoin for economy in plumbing installation, and the plan is confined to a rectangular shape. The breezeway and attached garage add the completing touch.

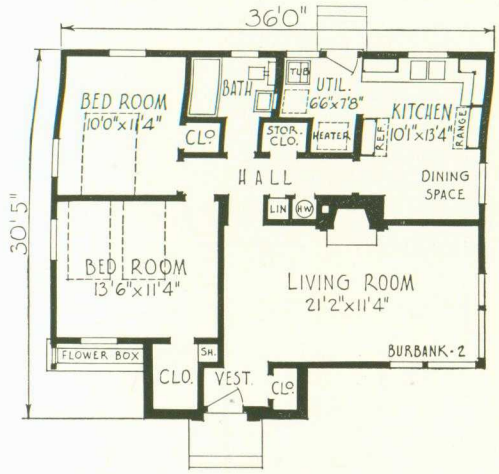


View of Dining Space in Kitchen





PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

The Burbank

- "U" type kitchen
- Large living room with natural fireplace

THIS home features the hip roof. Siding is used on exterior walls for the most part but some stone is employed at the front entrance and for the planting box to achieve a contrasting effect that is very pleasing. The compact plan is basically of four rooms but having the utility of five because a large dining space is included in the kitchen. The kitchens in both plans are designed to save steps and include all the latest equipment.

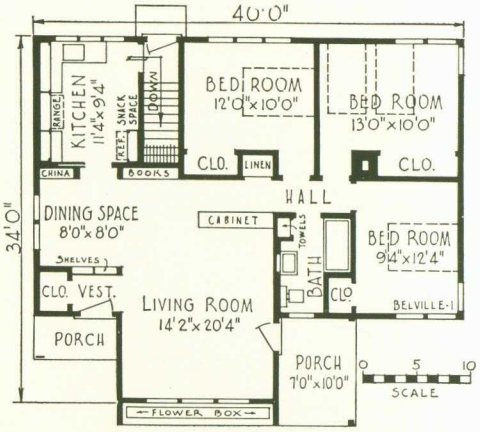
• DATA •

Cubic Feet: House, Plan 1—18,085, Plan 2—12,945. Square Feet: Living Area, Plan 1 & 2—979. Ceiling Height 8'-0", Basement 7'-0".

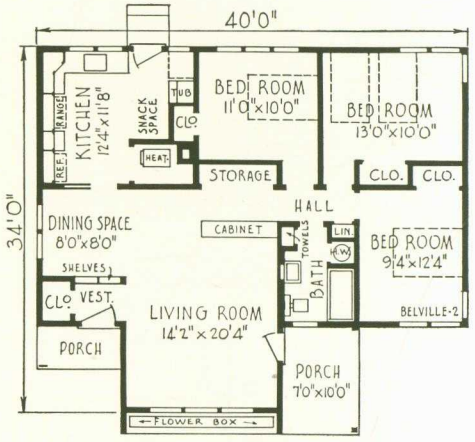
The Belville

- Three bedrooms
- Clerestory and flat roof type combined

CONTEMPORARY types such as this home, with flat or low-pitch roofs are coming into popularity more and more, particularly with the younger generation. Here, vertical redwood siding and large glass areas are features of the design. The plan is a model of well-defined space with a large "L" shaped living room and cozy dining space. The porch at the front, accessible from the living room is an added feature.



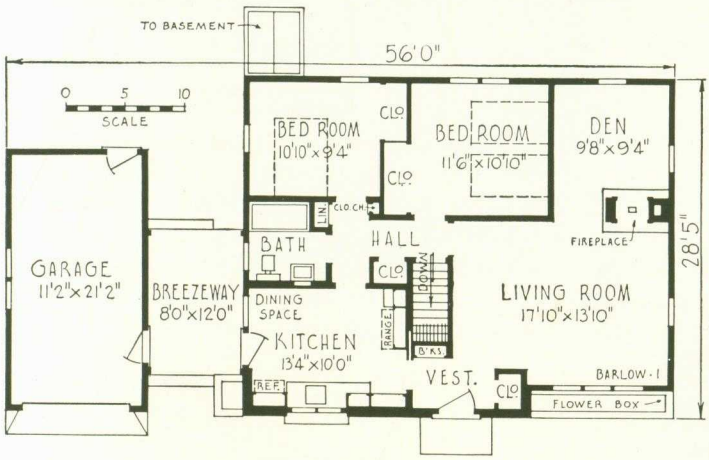
PLAN 1, WITH BASEMENT



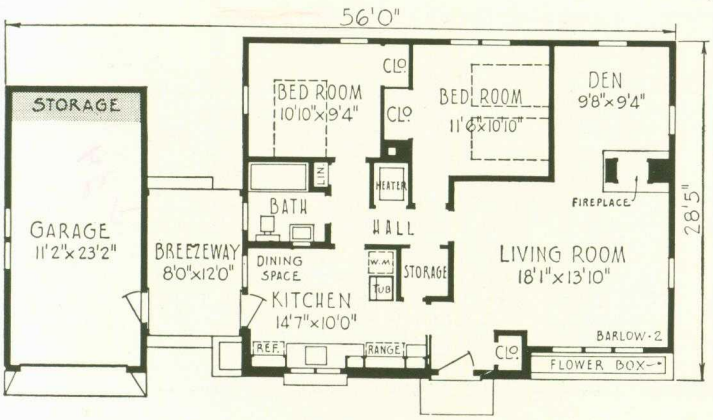
PLAN 2, WITHOUT BASEMENT

• DATA •

Cubic Feet: Plan 1—House 16,865, Plan 2—House 9905. Square Feet: Living Area, Plan 1 & 2—1160. Ceiling Height 8'-0", Ceiling Height Living Room 8'-0" to 11'-0", Basement 7'-0".



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

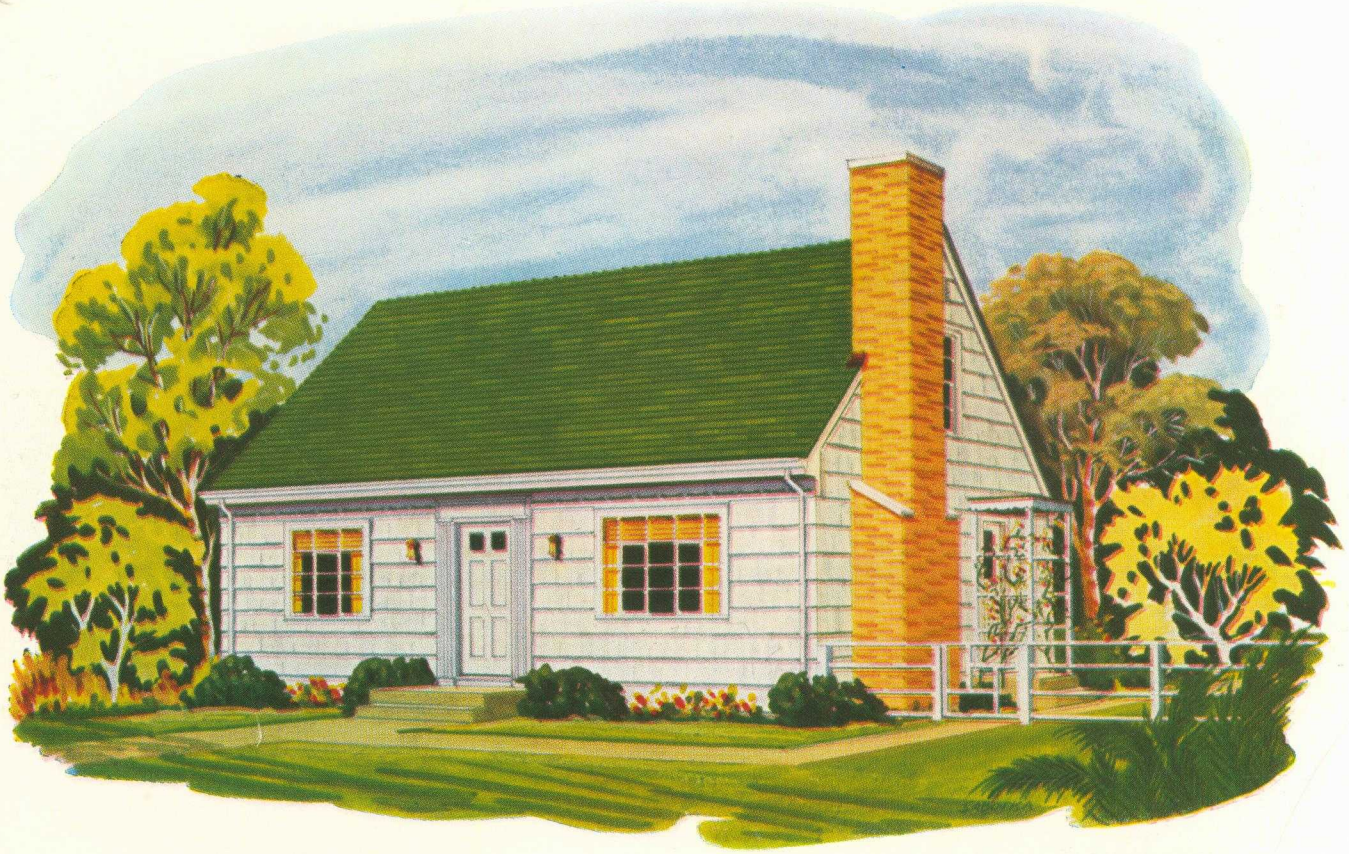
The Barlow

- With breezeway and garage
- Den, or multi-purpose room

ALTHOUGH not large, this home is immeasurably spacious and probably conveys the impression of great width because of the breezeway and garage addition. The den forms an integral part of the living room, but can be used for many purposes. Note that the bath is easily accessible from the kitchen.

• DATA •

Cubic Feet: Plan 1—House 18,745, Garage 2640, Plan 2—House 12,770, Garage 2830, Breezeway 480. Square Feet: Living Area, Plan 1 and 2—996, Garage, Plan 1—264, Plan 2—288, Breezeway 96. Ceiling Height 8'0", Basement 7'0".

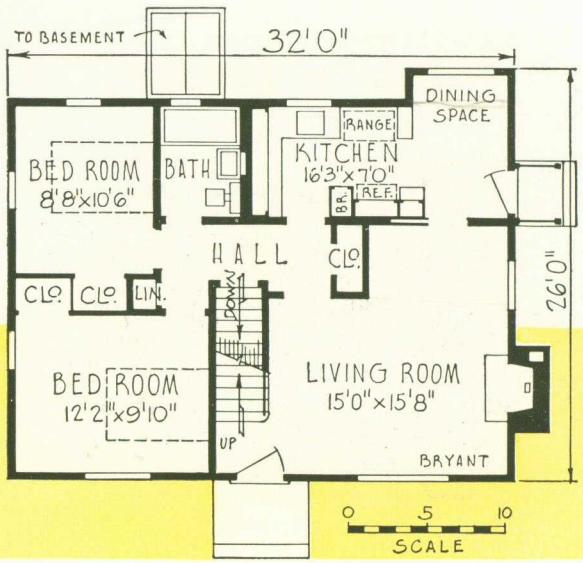


DESIGN A

The Bryant

IN ADDITION to Design "A," above, this plan has five other exteriors pictured on the following page. The plan is basically of four rooms with a large living room to accommodate a dining area, if desired. Bath and kitchen plumbing is adjacent for economy. All rooms are accessible from the central hall and one can pass from the kitchen to the bath or bedrooms without going through the living room. A stair is provided to the second floor which permits expansion in that the attic can be later developed into two bedrooms when required. Plans are available only with basement.

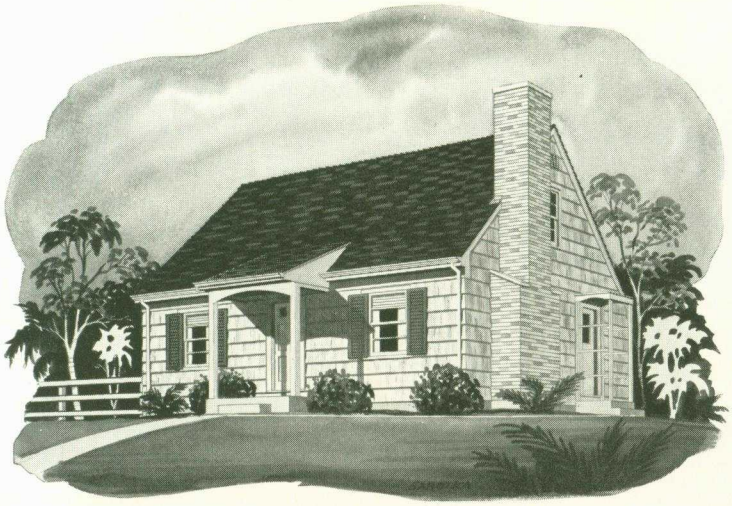
Featuring
6
exteriors for
same floor plan



This Floor Plan will fit any of the exteriors shown on the opposite page

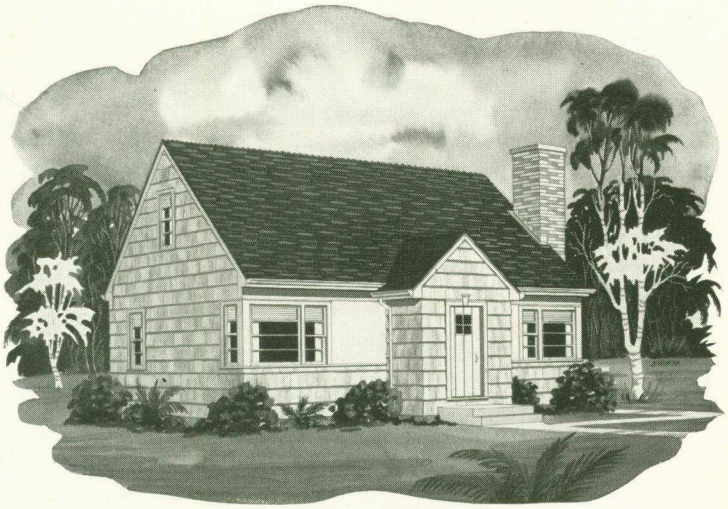
• DATA •
Cubic Feet: House 16,745. Square Feet: Living Area 782. Ceiling Height 8'-0", Basement 7'-0".

PICTURED on this page are five exterior variations for the "Bryant" home. Each makes necessary minor revisions of the front wall of the plan shown on page 16, but the room accommodations are identical. Frame construction is indicated for all designs.



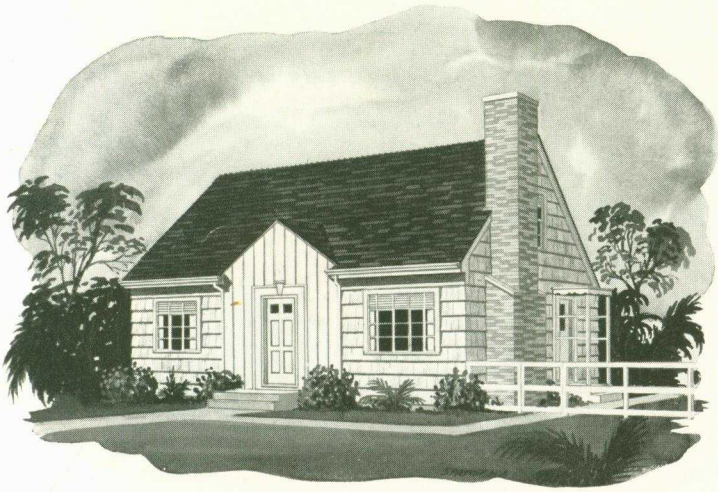
DESIGN B

- Conventional Colonial with covered entry porch



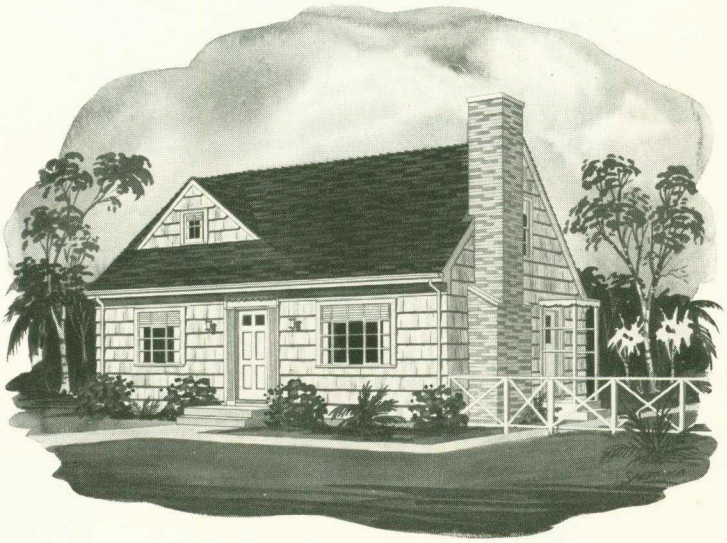
DESIGN C

- Front entrance vestibule and closet added



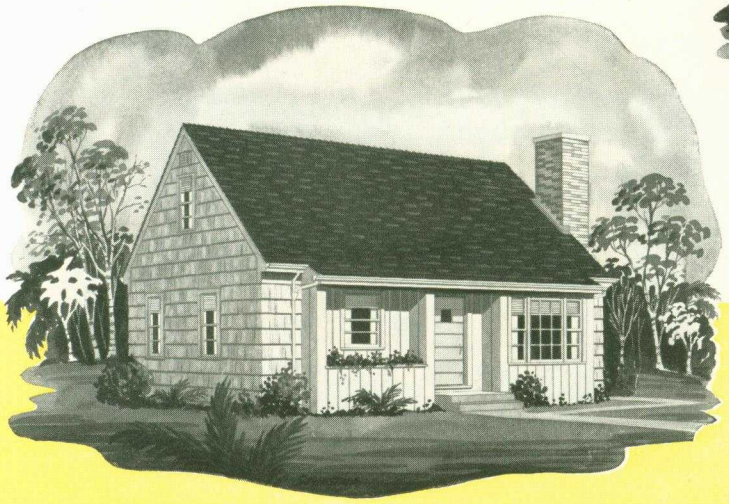
DESIGN D

- Gabled front entrance of vertical siding



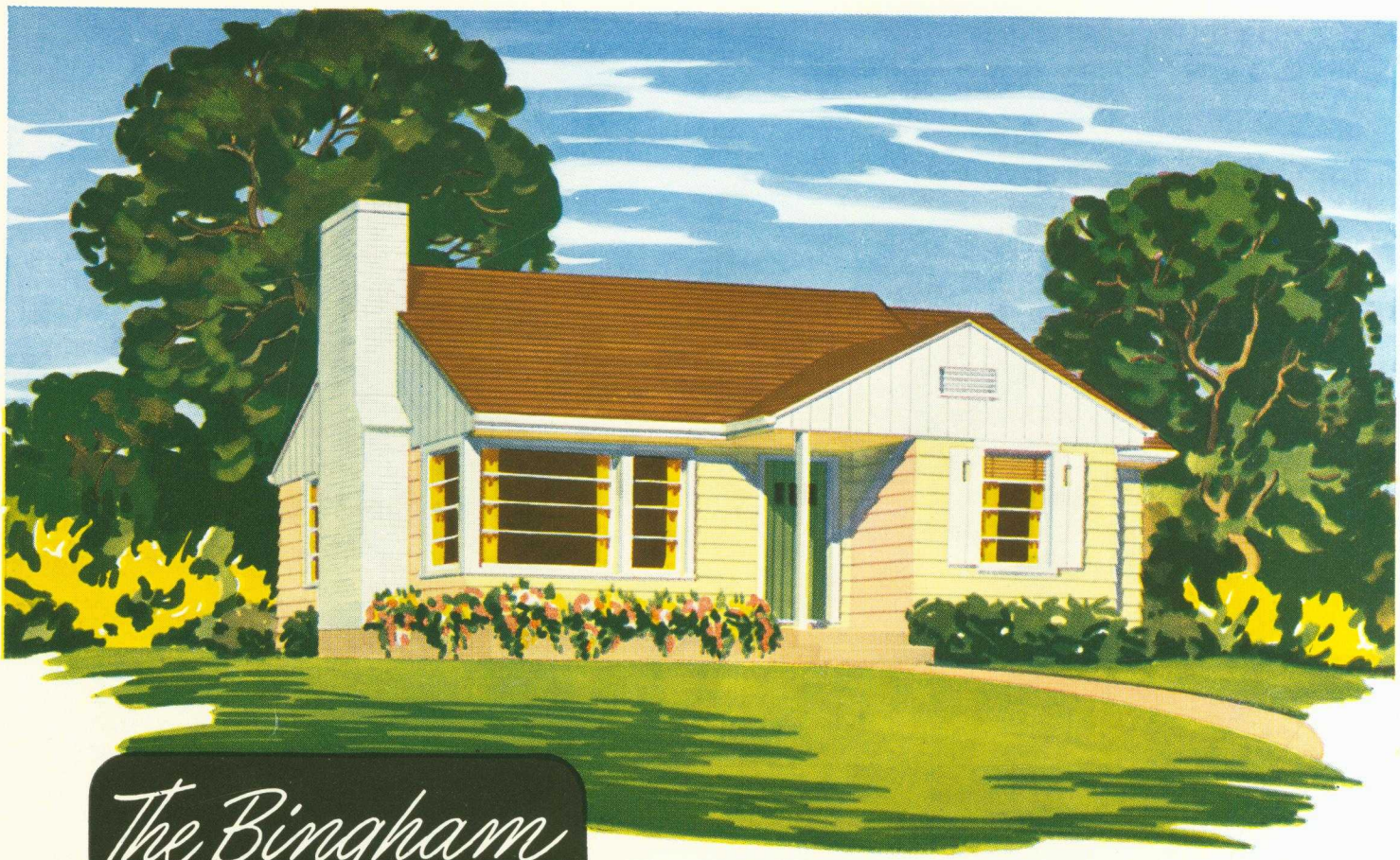
DESIGN E

- With roof dormer added



DESIGN F

- Bay window and flower box project two feet in front of main wall



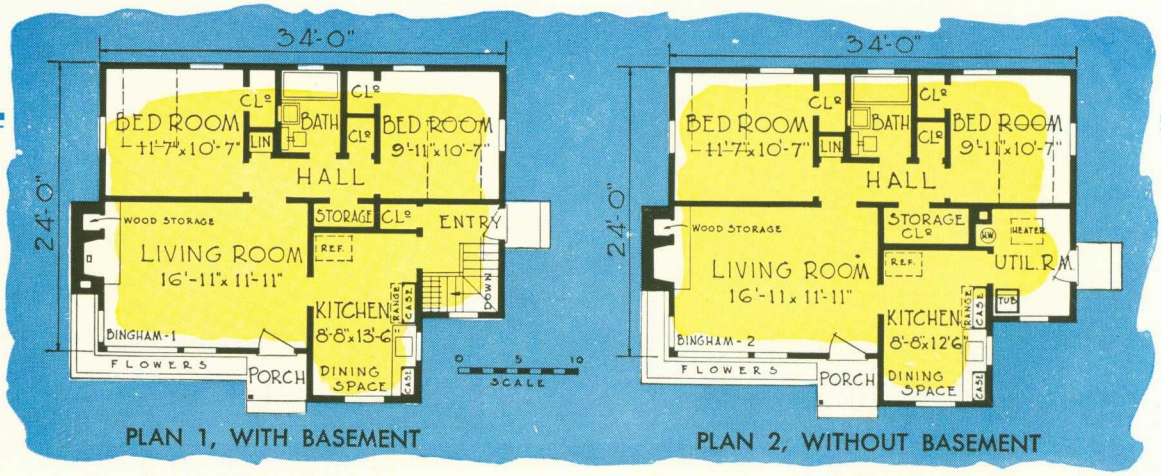
The Bingham

- 4 rooms ● Colonial modern
- Dining space in kitchen
- Large closets

• DATA •

Cubic Feet: Plan 1 — 16,155, Plan 2 — 11,568.
Square Feet: Plan 1 & Plan 2 — Living Area 833.
Ceiling Height 8'-0", Basement 7'-0".

A GLANCE at the exterior and floor plan of this home quickly indicates the modern design and efficiency that went into its planning, yet it has retained the traditional colonial charm which is its heritage. Two plans are available, Plan 1 with basement, Plan 2 without basement but with a large, step-saving utility room. The large picture window and natural fireplace in the living room create an unusually attractive and spacious effect.

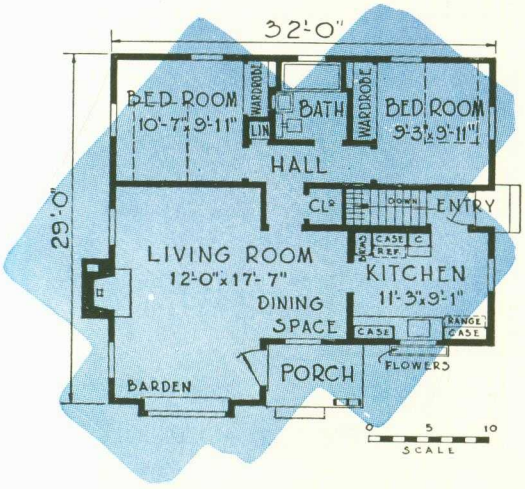


PLAN 1, WITH BASEMENT

PLAN 2, WITHOUT BASEMENT

The Barden

- 4 rooms • Natural fireplace
- Dining space in living room
- T-shaped living room



THE large T-shaped living room with its natural fireplace and picture window would certainly seem to hold little in common with the "parlor" of its colonial forebear. Efficient planning has successfully combined an exterior which is basically colonial and a floor plan that brings the owner every modern convenience. The dining space in the living room makes a dining room unnecessary and gives this four room house the efficiency of five rooms.

° DATA °

Cubic Feet: House 15,890. Square Feet: Living Area 833. Ceiling Height 8'-0", Basement 7'-0".

PICTURE WINDOWS

PROBABLY no one feature adds as much to the livability of the home as a large attractive picture window. It literally brings the outdoors in and in every season it is the most interesting and popular spot in the house. Picture windows are available in many designs, styles, and types in keeping with the architecture of your home. We will be glad to give you information on the many designs available.

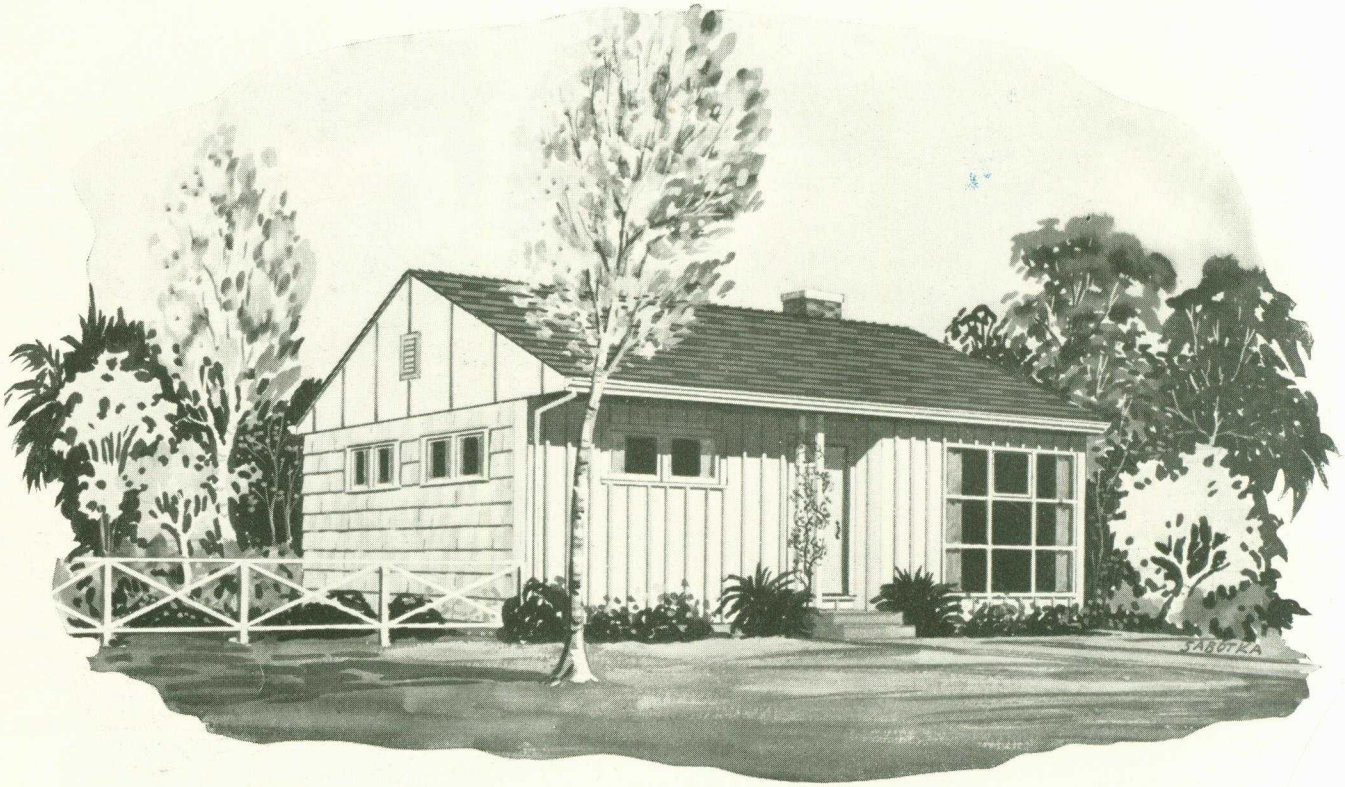
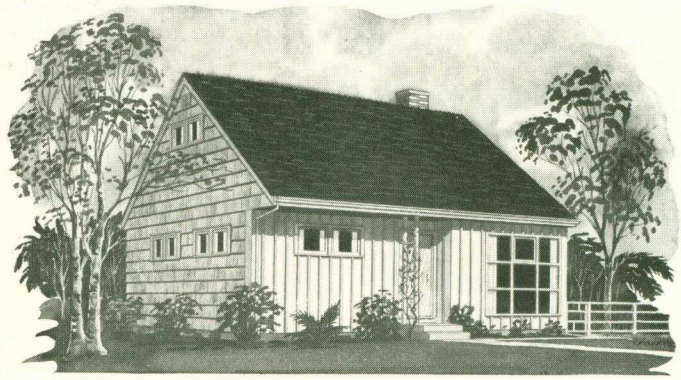


Illustration of Design A, Low Roof . . .

The Bently

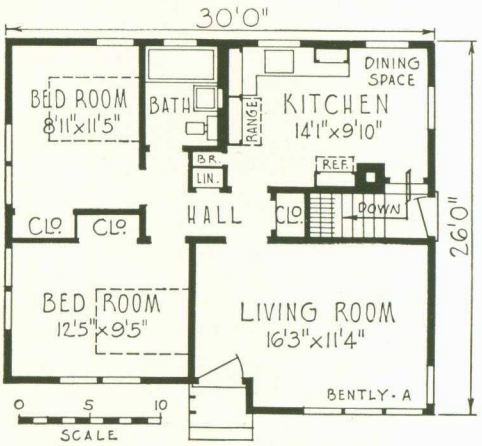
A SMALLER home suitable for the narrower than usual lot. The feature of this design is that it may be built as a one-story home (Plan A) with a low pitch roof, or as a two-story home (Plan B) in which the roof is raised and attic stair provided to permit future development of at least one large attic room. Both plans have a basement.



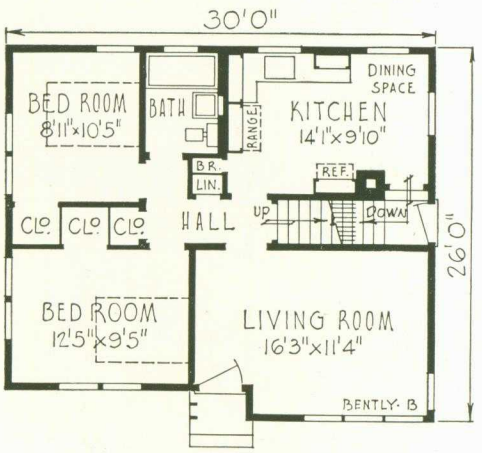
PLAN B, WITH HIGHER ROOF

• DATA •

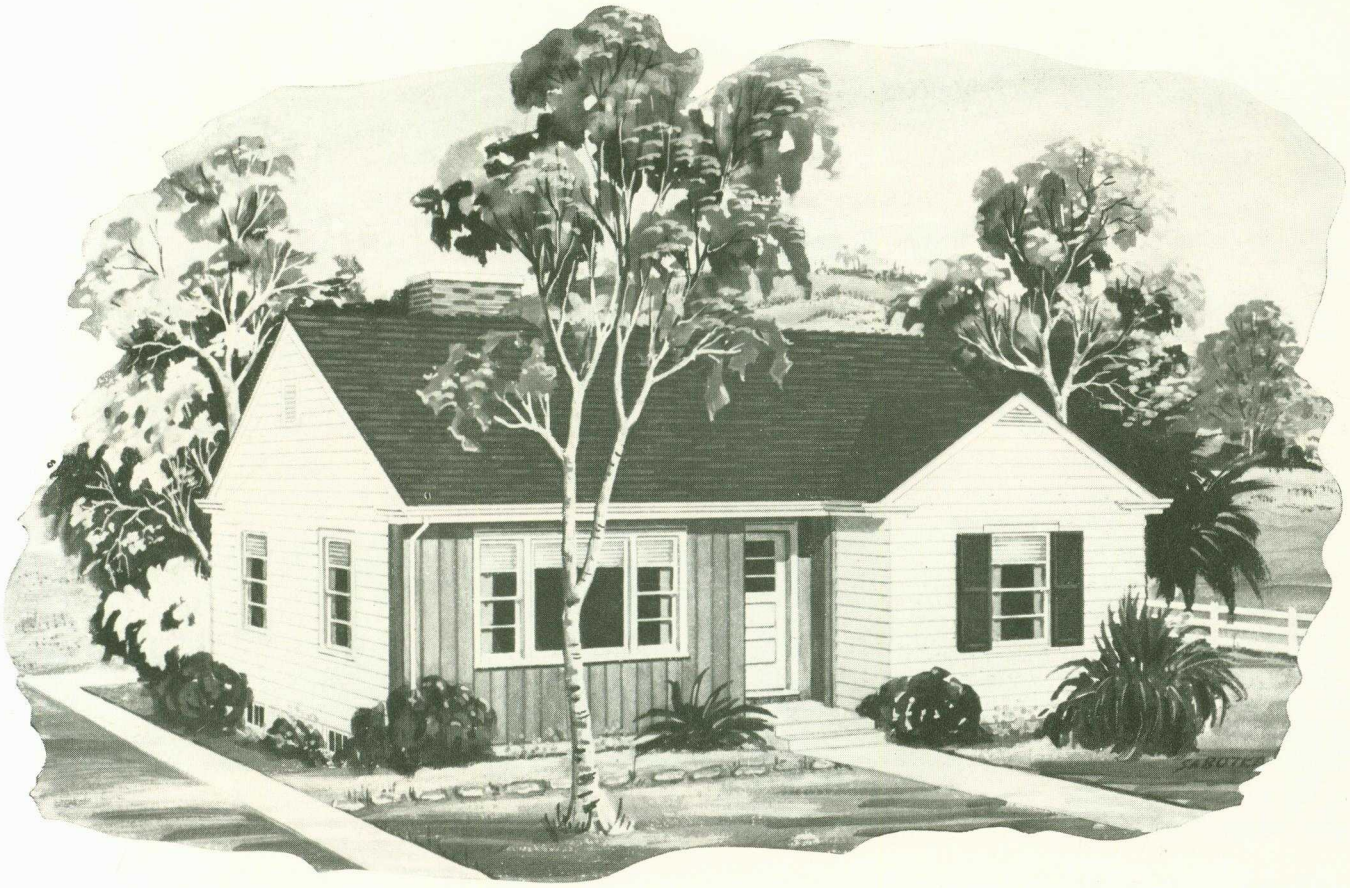
Cubic Feet: House Design A 13,775, Design B 15,920.
Square Feet: House Design A & B, Living Area 746. Ceiling Height 8'-0", Basement 7'-0".

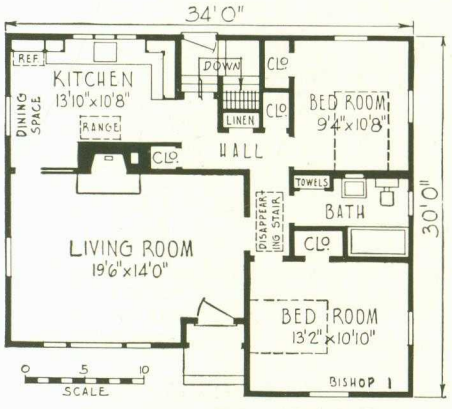


PLAN A, FOR LOW PITCH ROOF

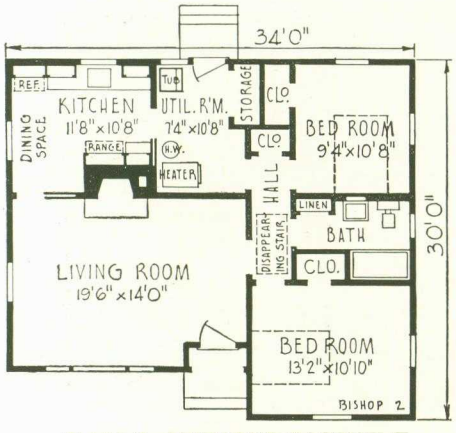


PLAN B, PROVIDING ATTIC SPACE





PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

The Bishop

- 4 rooms with 5 room utility
- Large living room with fireplace

DESIGNED attractively to be complete for the small family, this home is symbolic of the basic economical type so much in demand today. It will prove practical and simple to build. The large kitchen with all necessary modern equipment also includes space for dining. The center hall which connects all rooms also has a disappearing stair for attic access. Plans are available with and without basement.

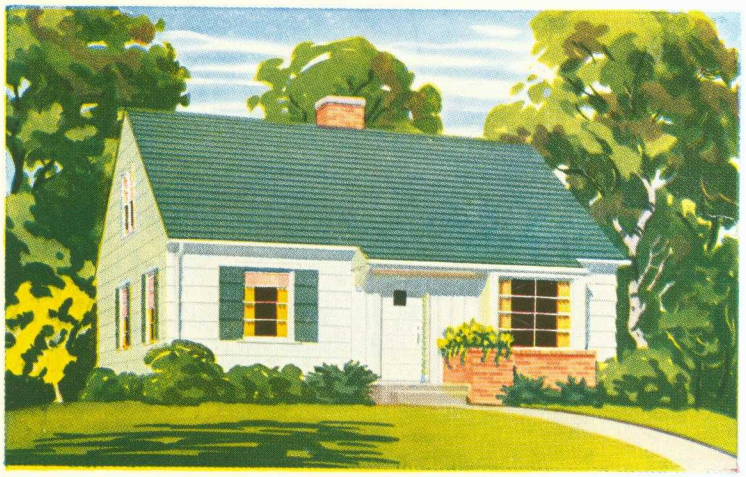
• DATA •

Cubic Feet: Plan 1—House 18,490, Plan 2—House 13,375. Square Feet: Living Area, Plan 1 & 2—930. Ceiling Height 8'-0", Basement 7'-0".

Eight Exteriors

FOR THE

SAME BASIC PLAN



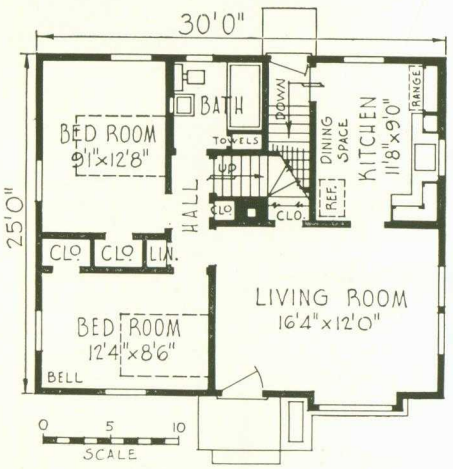
DESIGN A

The Bell

- 4 rooms • Small size
- Dining space in kitchen
- Add Attic rooms, later

WHEN ORDERING PLANS SPECIFY WHICH EXTERIOR IS DESIRED

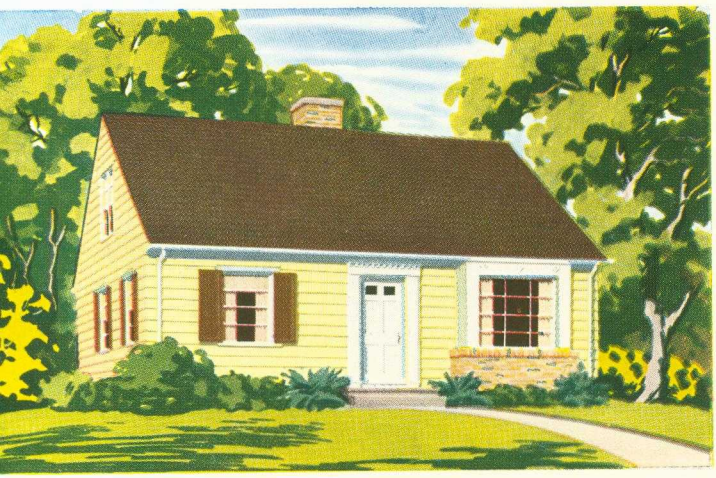
THE same basic floor plan, economically rectangular, with minor variations is adaptable to any of the eight attractive exteriors featured on these two pages. The designs are all basically modern colonial, yet they are all decidedly different from each other. Design "F," for example, has distinctive contemporary architectural features and designs B and D have real Cape Cod characteristics. The floor plan provides four rooms with stairway to attic in which two rooms may later be built as suggested by the attic plan shown. Dining space is provided in the kitchen.



• AVERAGE DATA •

Cubic Feet: House 15,920. Square Feet: Living Area 758, Future 2nd Floor 345. Ceiling Heights: 1st Floor 8'-0", Basement 7'-0".

DESIGN H

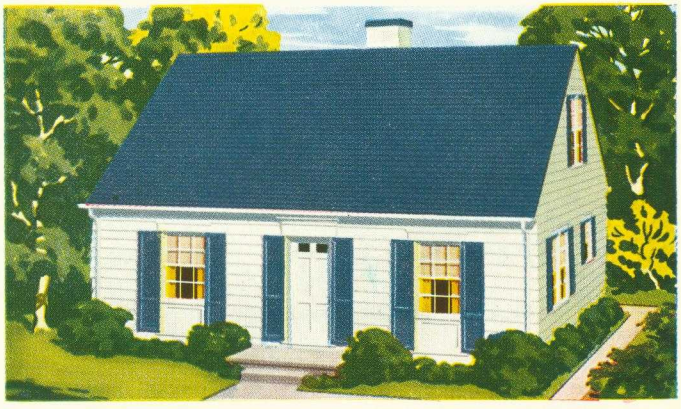


ESIGN B

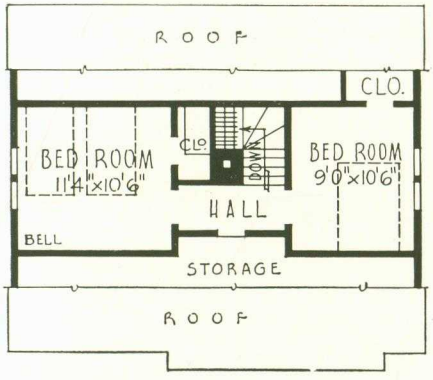
DESIGN C

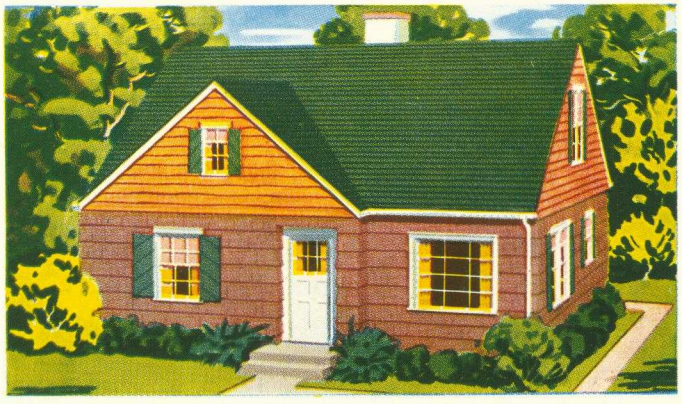
ATTIC PLAN

A SUGGESTED PLAN FOR
TWO ROOMS IN THE ATTIC

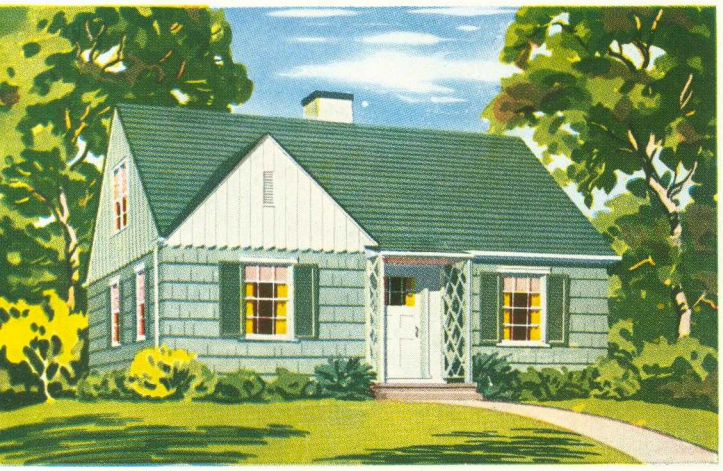


DESIGN D





DESIGN E



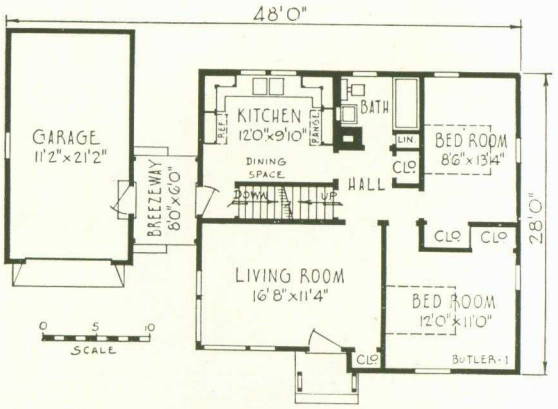
DESIGN G

DESIGN F

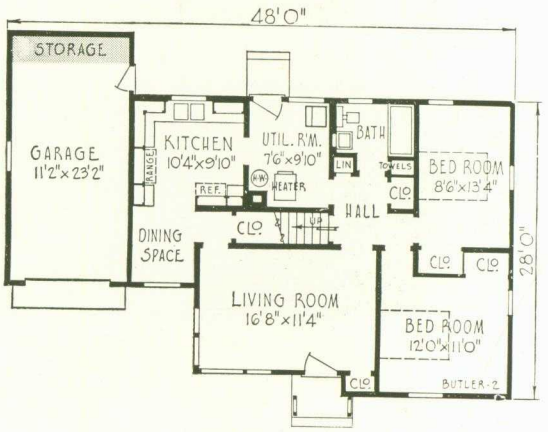
The Butler

- Usable attic space
- Breezeway and garage

ALTHOUGH this home is designed as a one-story, the attic stair in the central hall makes possible the future development of second floor space which could be done by the owner in his spare time. The kitchen and bath are adjacent which permits a savings in both plumbing cost and materials. Each plan offers a dining area in the modern efficiently arranged kitchen.



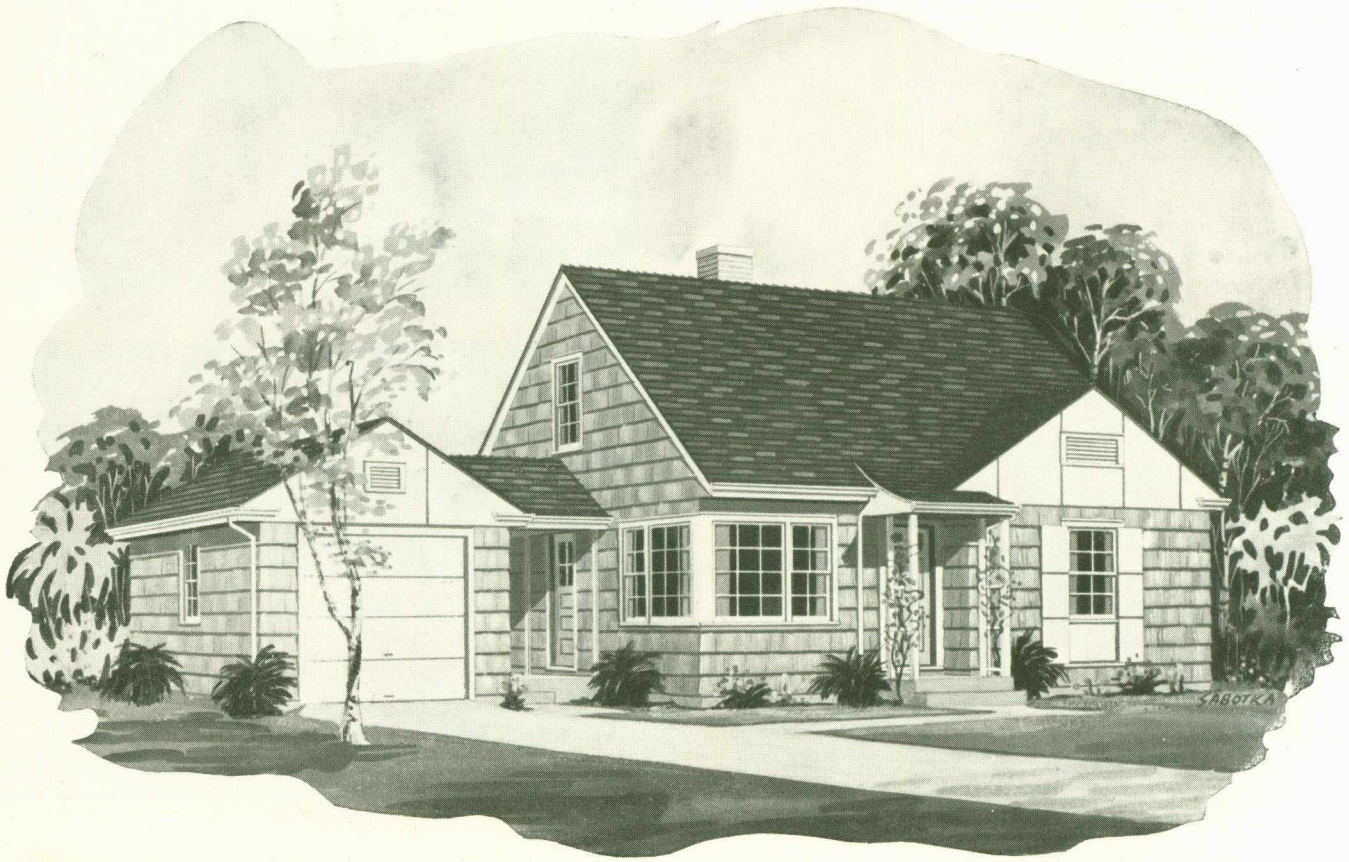
PLAN 1, WITH BASEMENT

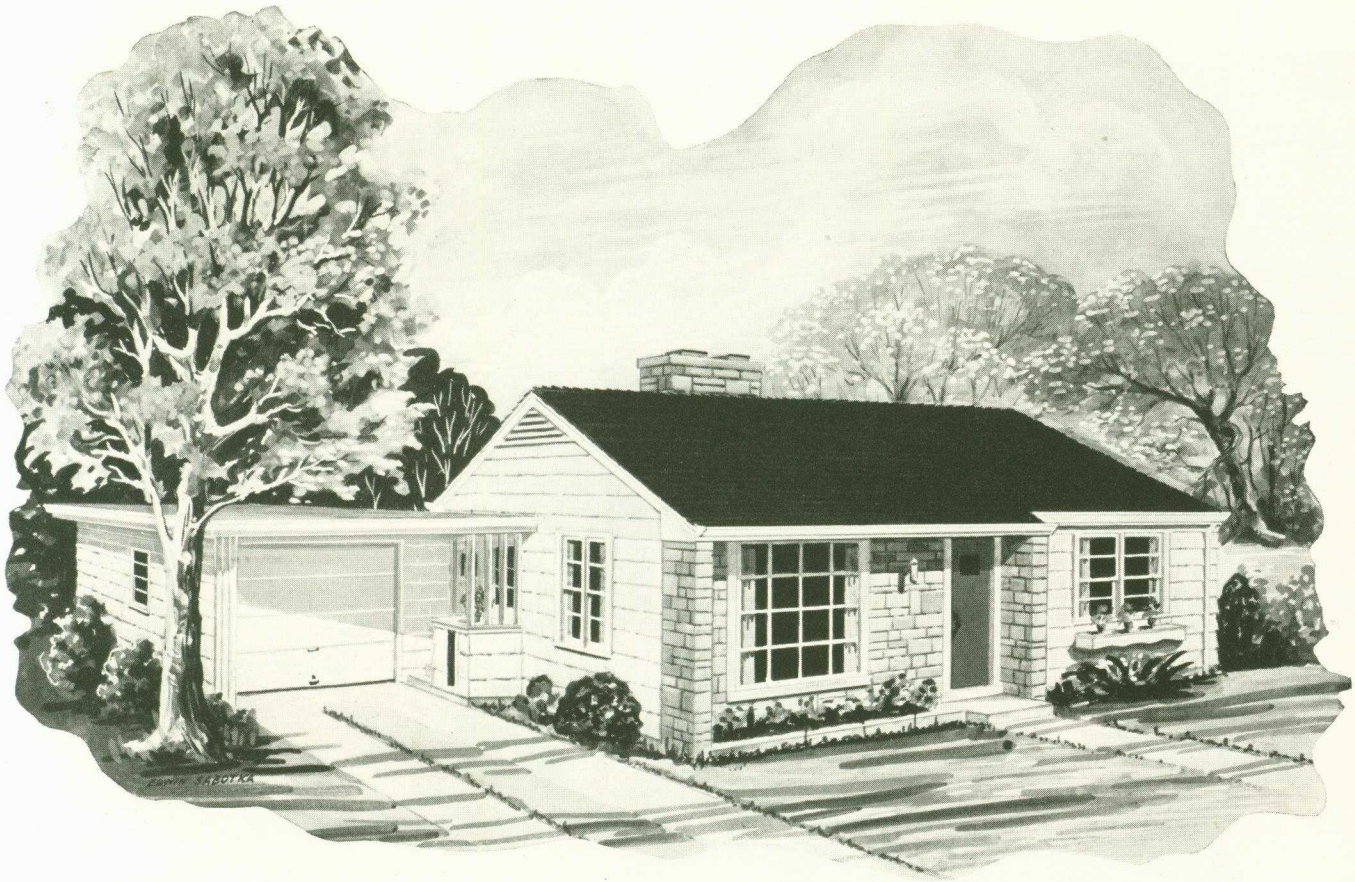


PLAN 2, WITHOUT BASEMENT

• DATA •

Cubic Feet: Plan 1—House 17,450, Garage 2640, Plan 2—House 13,945, Garage 3035, Breezeway 240. Square Feet: Living Area, Plan 1—812, Plan 2—926, Garage, Plan 1—264, Plan 2—276, Breezeway 48. Ceiling Height 8'-0", Basement 7'-0".





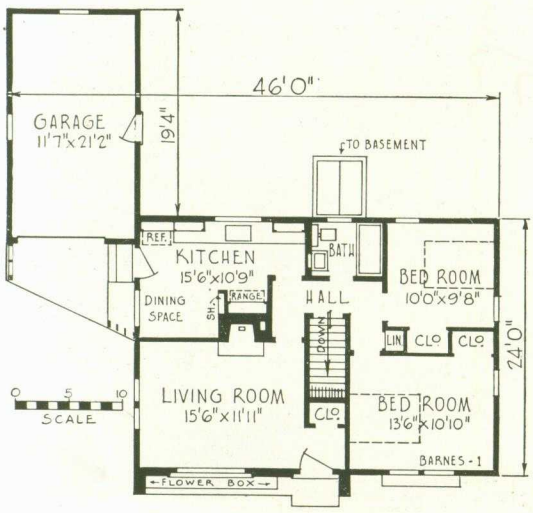
The Barnes

- Large dining-kitchen
- Covered outside basement entry

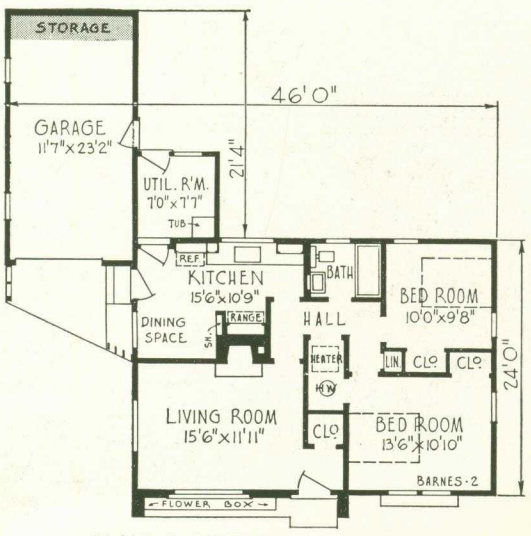
• DATA •

Cubic Feet: Plan 1—House 15,705, Garage 3090, Plan 2—House 11,410, Garage 3300. Square Feet: Living Area, Plan 1—816, Plan 2—876, Garage, Plan 1—273, Plan 2—294. Ceiling Height 8'-0", Basement 7'-0".

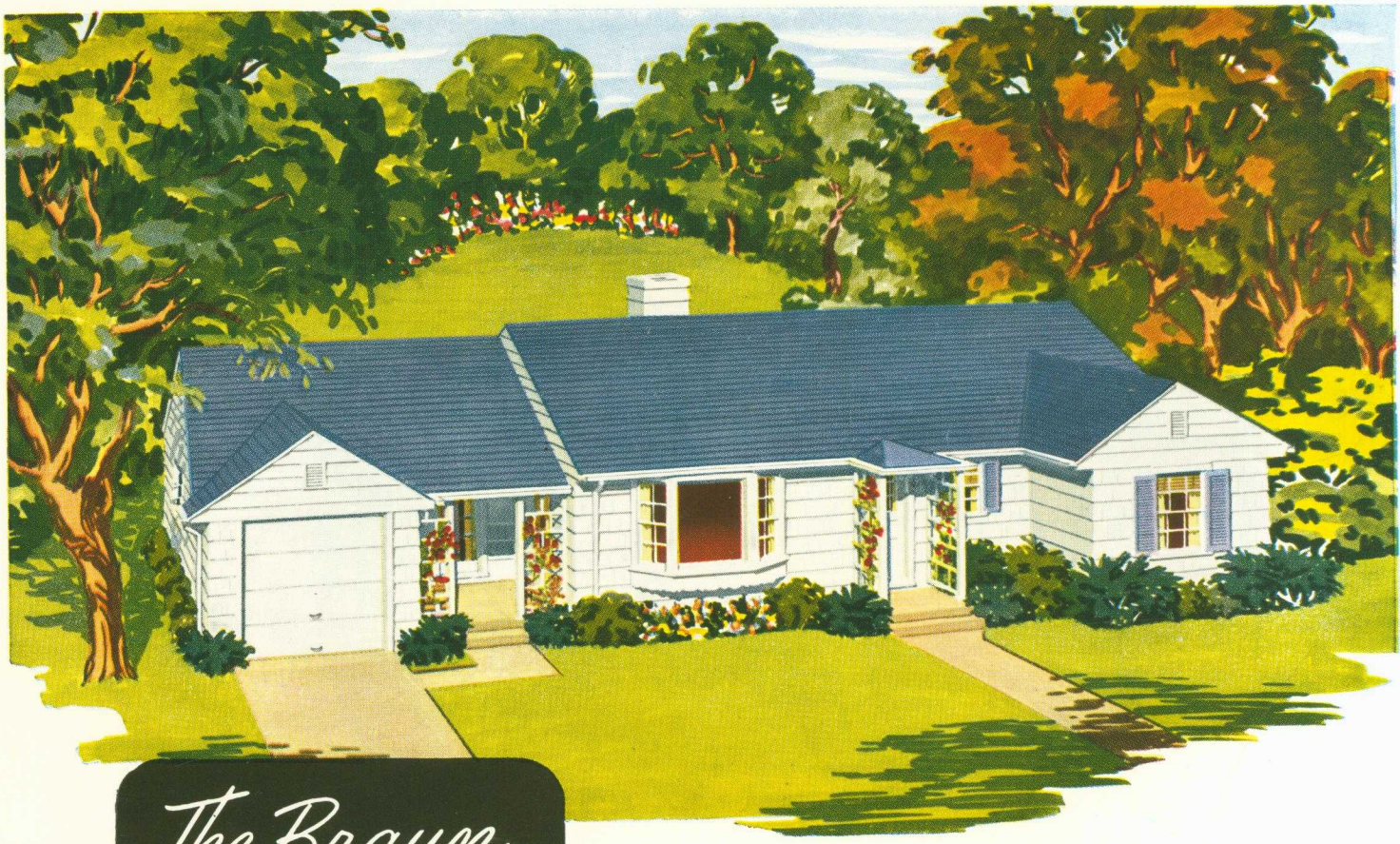
THE low pitched roof of this design harmonizes with the horizontal lines of the wood shingles and the natural stone. The flat roof on the attached garage not only adds a modern touch but also cuts down costs. A central hall serves each of the major rooms efficiently.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT



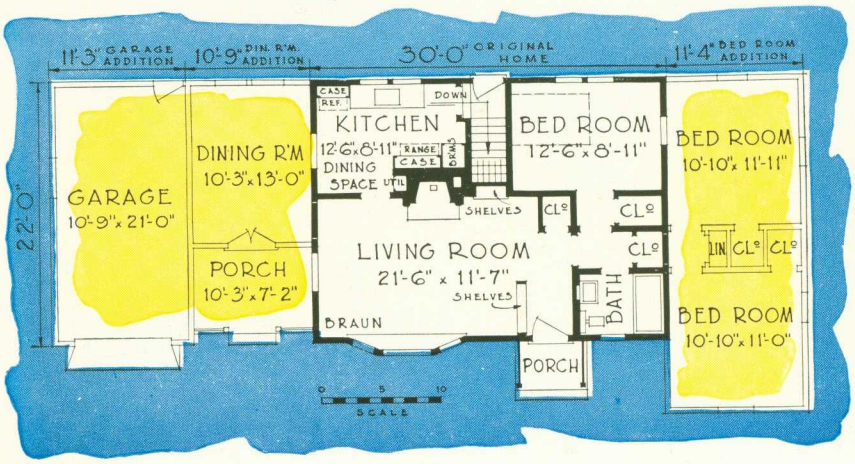
The Braun

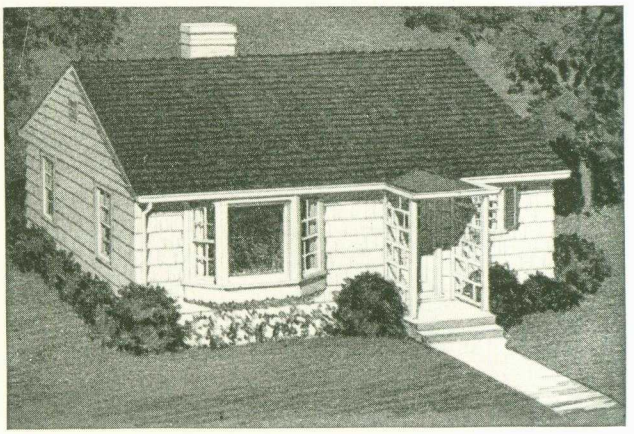
- 3 room original home
- Add 3 rooms, garage later
- Basement under original home

• DATA •

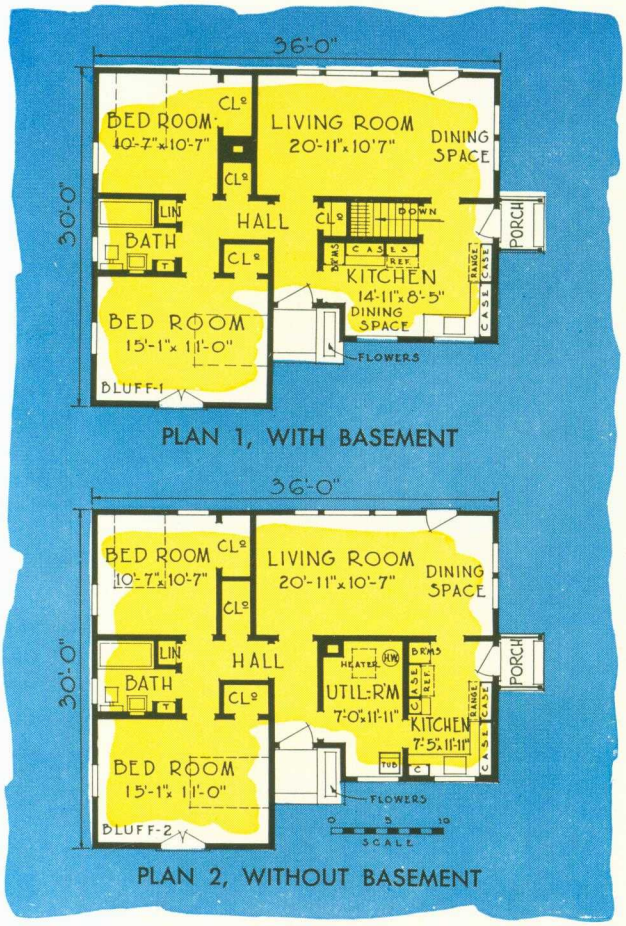
Cubic Feet: Original House 12,990, 2 Bedroom Add. 4,018, Garage Add. 2,783, Dining Room & Porch Add. 2,129. Square Feet: Original House 660, 2 Bedroom Add. 320, Garage Add. 253, Dining Room Add. 147, Porch Add. 73. Ceiling Height 8'-0", Basement 7'-0".

THIS home may either be constructed as a large ranch house as shown above or it may be originally built as the smaller modern Cape Cod type shown below and the bedrooms, dining room, and garage added at a later date. The original home which is 30 ft. wide by 22 ft. deep is provided with a full basement. The living room has an attractive bay window with the center sash a large picture window. There is a natural fireplace with book shelves at the right.





The Original Home



PLAN 2, WITHOUT BASEMENT

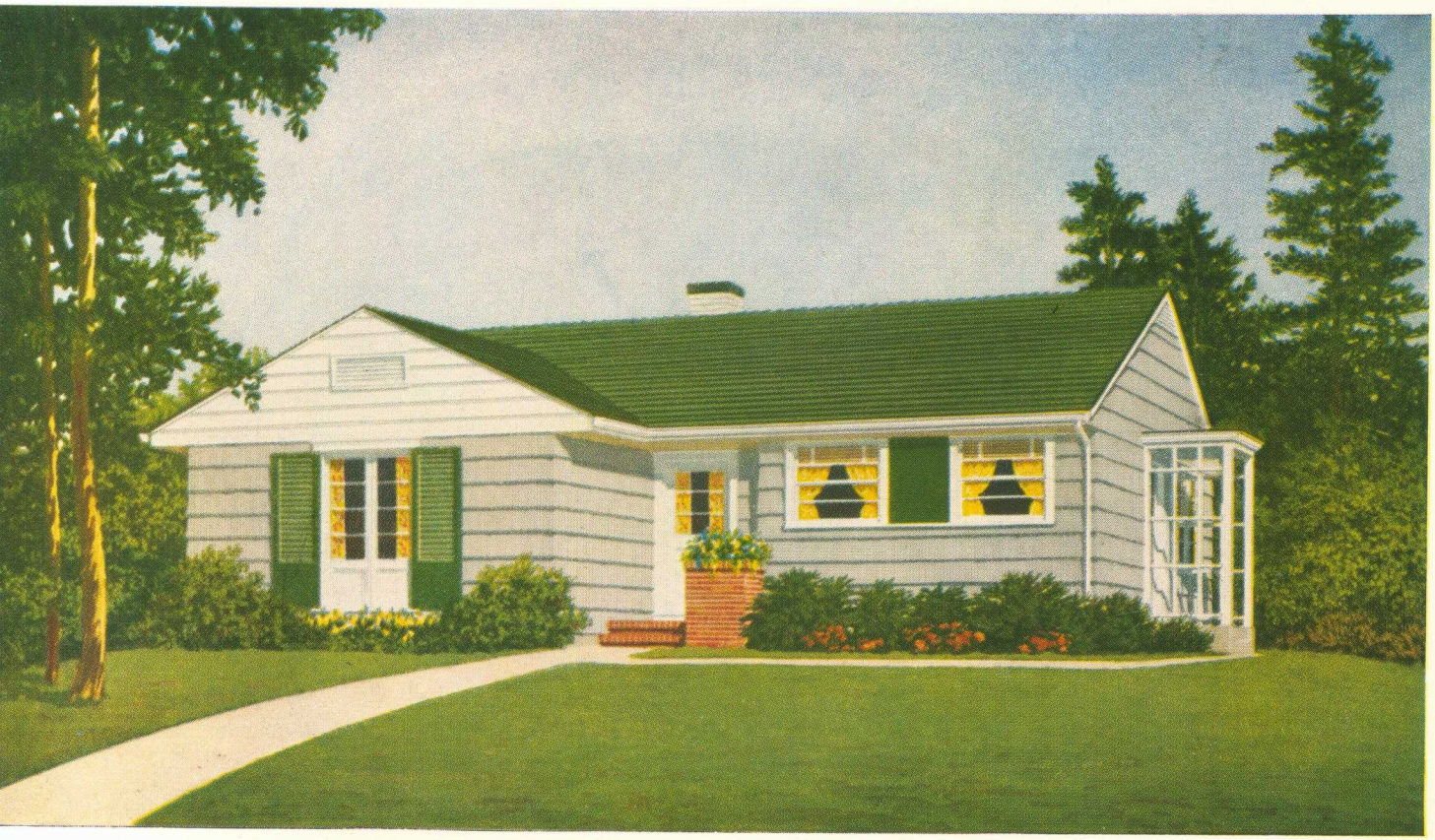
The Bluff

- 4 rooms • Small size
- Modern bungalow type
- Dining space in kitchen

THIS home design is available with or without basement. Plan 2 without basement incorporates a utility room for laundry and heating facilities. This type of home is popularly called a "garden home" for the living room is at the rear facing the garden and the kitchen is at the front facing the street. Ample kitchen facilities are afforded, but in addition, plan 1 provides for a dining space as well. The exterior construction of this modern type home is entirely of frame.

• DATA •

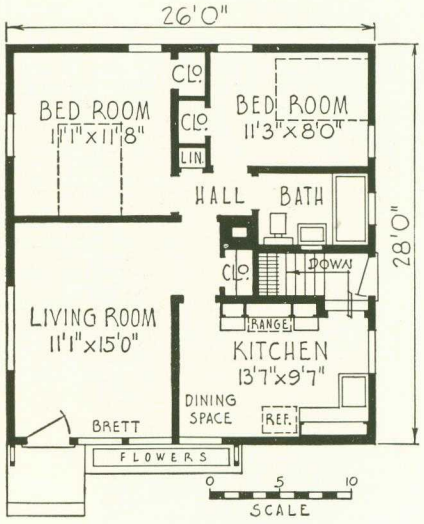
Cubic Feet: Plan 1 — House 17,886, Plan 2 — House 12,111. Square Feet: Plan 1 & Plan 2 — Living Area 942. Ceiling Height 8'-0", Basement 7'-0".

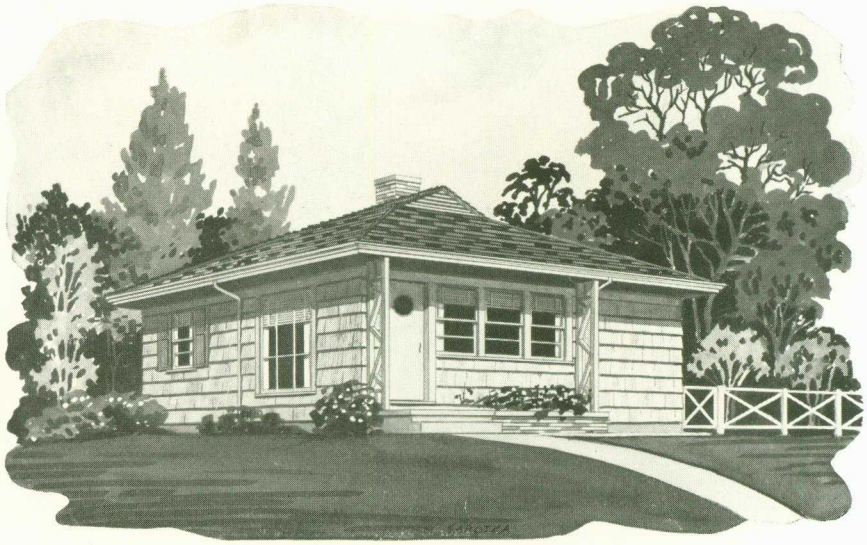


The Brett

• DATA •

Cubic Feet: House 13,835. Square Feet: Living Area 728. Ceiling Height 8′-0″, Basement 7′-0″.





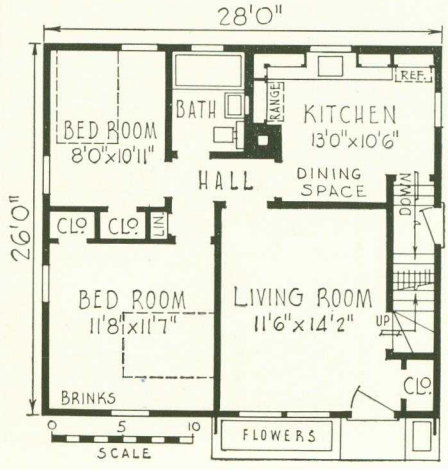
● A compact, comfortable 4 room home

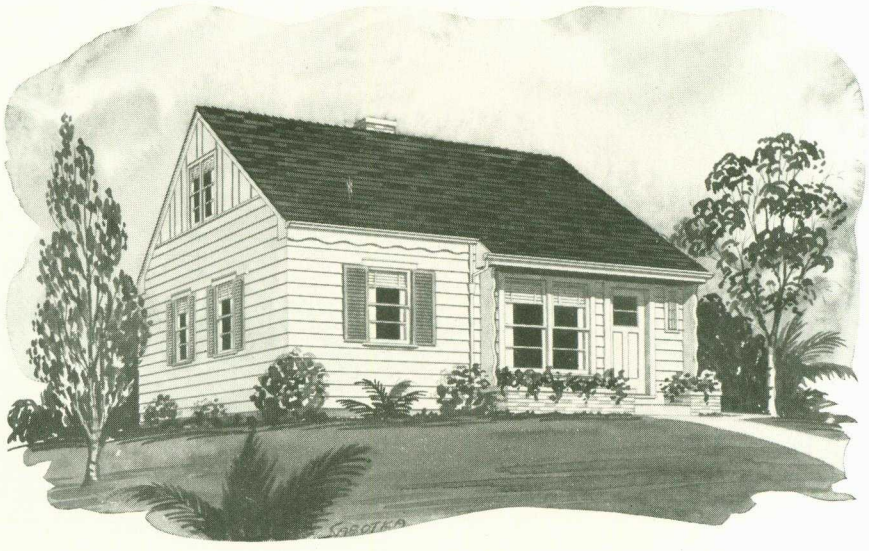
DESIGNED as a low cost home for those with a limited budget this home offers all the conveniences found in larger homes. The low roof lines and long horizontal shadow lines created by the wood shingles give a modern appearance. The compact plan consists of four rooms, but the large kitchen provides adequate space for dining, thus giving the efficiency of five rooms.

The Brinks

• DATA •

Cubic Feet: House 15,470. Square Feet: Living Area 728. Ceiling Height 8′-0″, Basement 7′-0″.





● Attic for future expansion

PLANNED along simple yet effective lines that insure its being moderate in cost, this design offers in addition to the basic four rooms, an attic for convenient storage. The centrally located hall provides access to all the rooms. Dining space has been allotted in the kitchen.

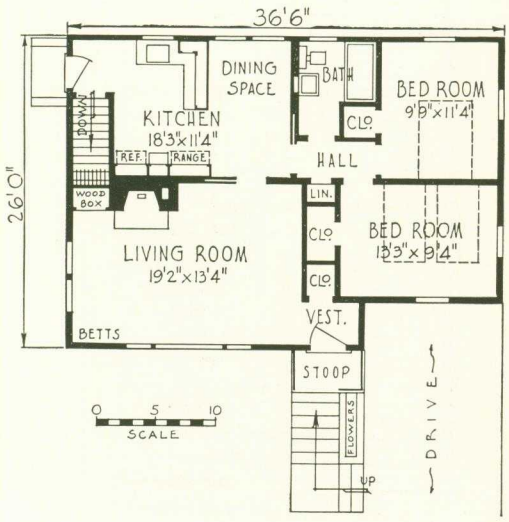
● For a hillside location

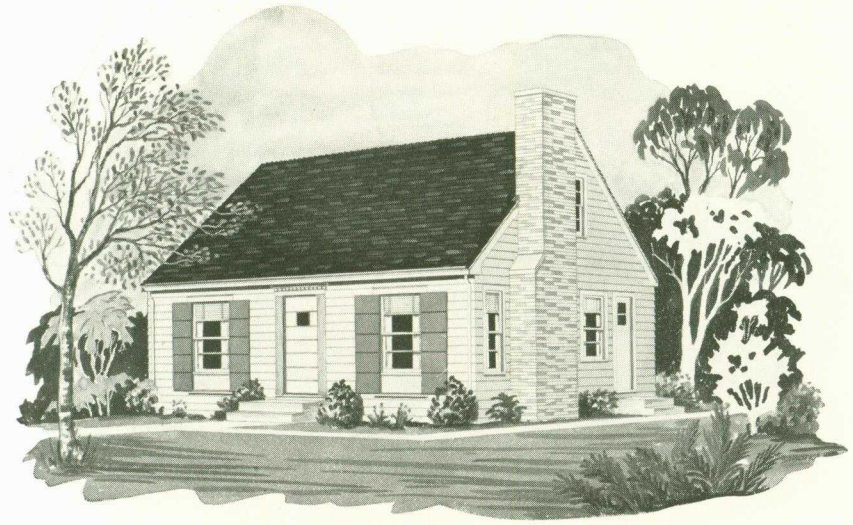
The Betts

• DATA •

Cubic Feet: House 17,440. Square Feet: Living Area 902. Ceiling Height 8'-0", Basement 7'-0".

AN ATTRACTIVE design adapted to a hillside lot. This complete four room house offers the efficiency of five rooms because generous dining space has been provided in the kitchen. The large living room has a natural fireplace and convenient wood storage box. Each of the bedrooms is cross ventilated.





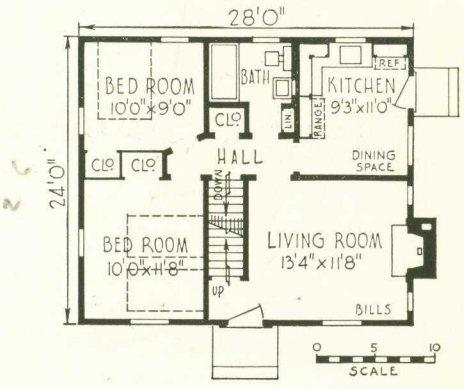
● Low cost home with usable attic space

The Bills

• DATA •

Cubic Feet: House 13,945. Square Feet: Living Area 672. Ceiling Height 8'-0", Basement 7'-0".

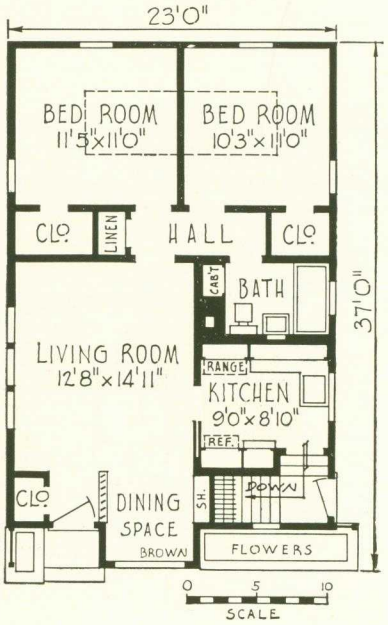
THE trend of small home design is toward greater beauty and lower costs. The compact design follows this trend without sacrificing modern essentials. A natural fireplace, the focal point in the living room, is at one end of the room thus permitting varied furniture arrangements.

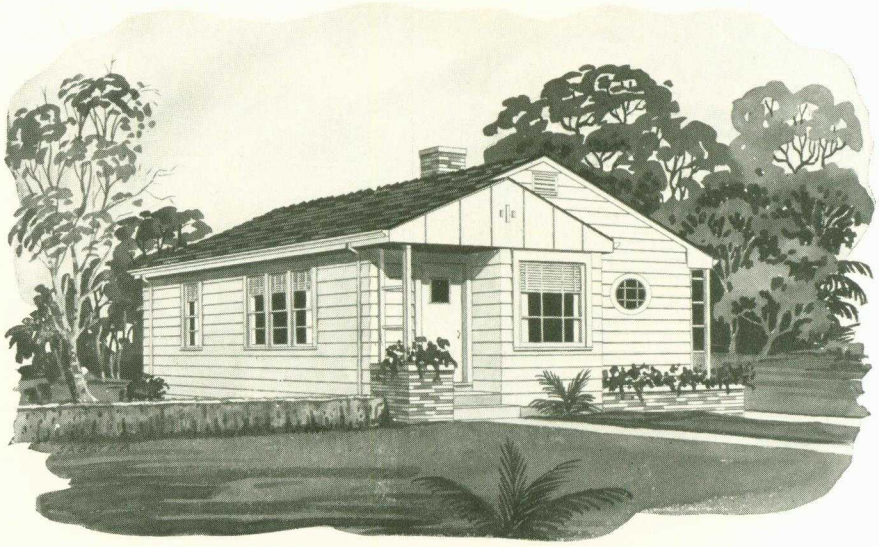


The Brown

• DATA •

Cubic Feet: House 14,765. Square Feet: Living Area 803. Ceiling Height 8'-0", Basement 7'-0".





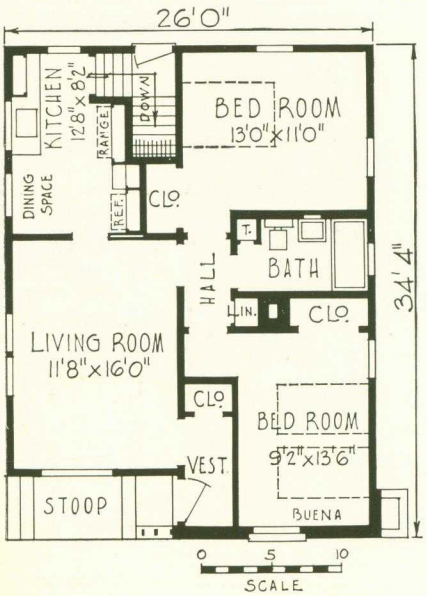
● 5 room efficiency for a narrow lot

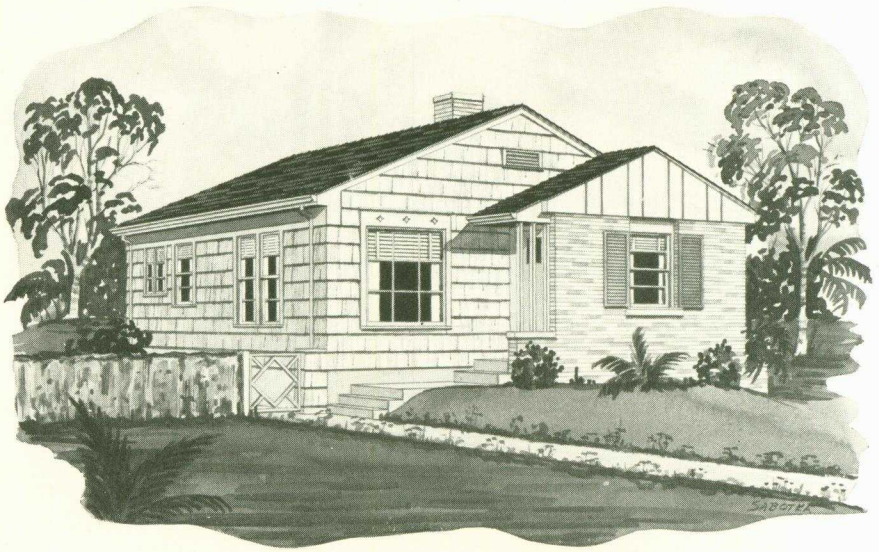
PLANNED to comfortably fit on a narrow lot, this design still retains all the desirable features found in today's ranch homes. This substantial home of four rooms offers all the comforts of modern living and the efficiency of five rooms. A large living room has a definite area set aside for dining without sacrifice of wall space.

The Buena

• DATA •

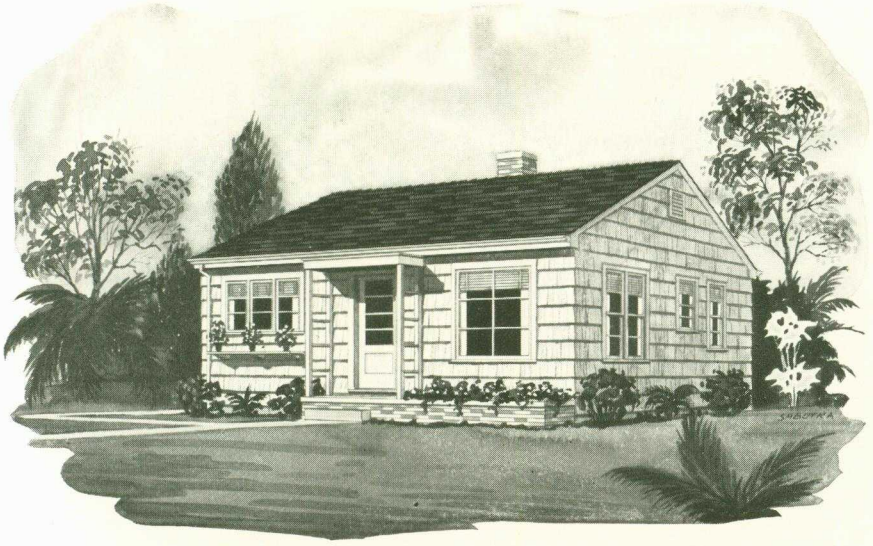
Cubic Feet: House 15,865. Square Feet: Living Area 839. Ceiling Height 8'-0", Basement 7'-0".





● Simple construction planned for economy

FOUR rooms, comfortably arranged, provide maximum efficiency in this home. The simple plan assures the builder maximum value for every dollar of construction cost. Wood shingles on the side walls, provide not only beauty and warmth but also added economy. This attractive home is suited to a narrow lot.



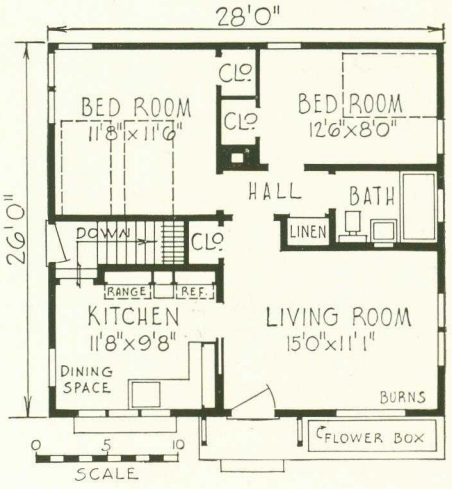
● A rectangular plan for economy

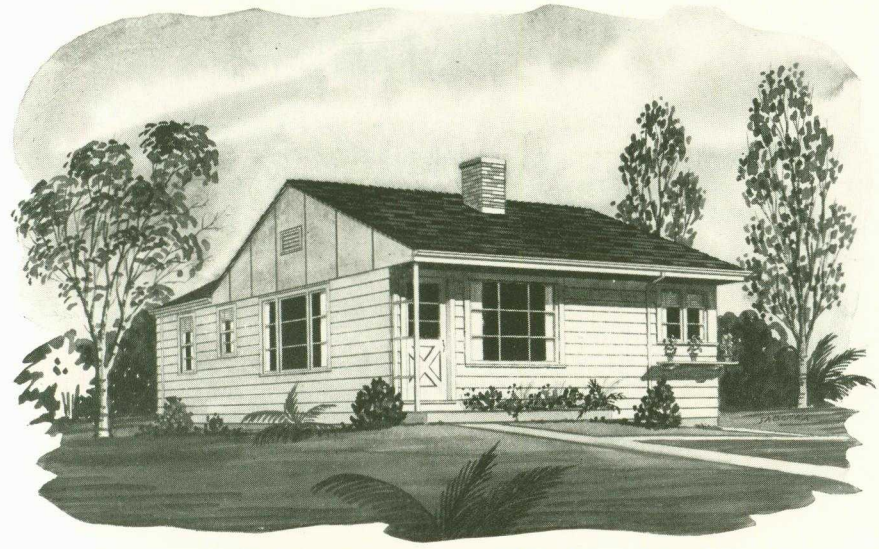
THE attractive appearance of this small home is in marked contrast to its small size and low cost. Modern styling both in plan and exterior makes it an ideal home for a young couple. Dining space is provided in the compact but efficiently arranged kitchen. The full basement provides space for storage, laundry and heating.

The Burns

• DATA •

Cubic Feet: House 13,900. Square Feet: Living Area 728. Ceiling Height 8'-0", Basement 7'-0".





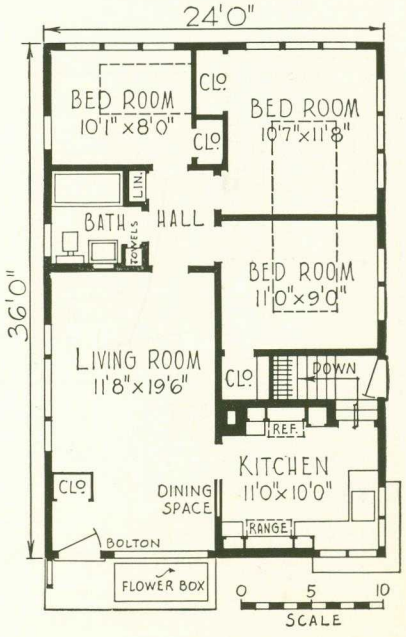
● Three bedrooms for a narrow lot

AN unusual solution of the narrow lot problem is presented here. Viewed from the front, this design gives the appearance of a small home. Careful planning has, however, provided three ample bedrooms and the efficiency of six rooms. Rectangular in plan, it is an economical house to build.

The Bolton

• DATA •

Cubic Feet: House 16,200. Square Feet: Living Area 864. Ceiling Height 8'-0", Basement 7'-0".



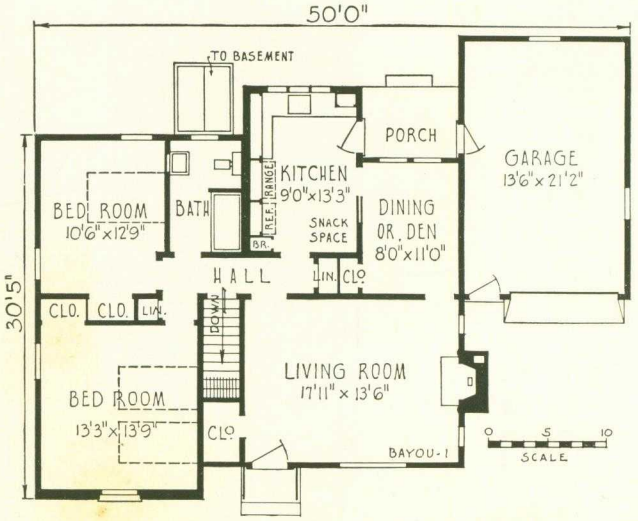
• DATA •

Cubic Feet: Plan 1—House 20,810, Garage 3235, Plan 2—House 14,450, Garage 3530. Square Feet: Living Area, Plan 1 & 2—1060, Garage, Plan 1—308, Plan 2—336. Ceiling Height 8′-0″, Basement 7′-0″.

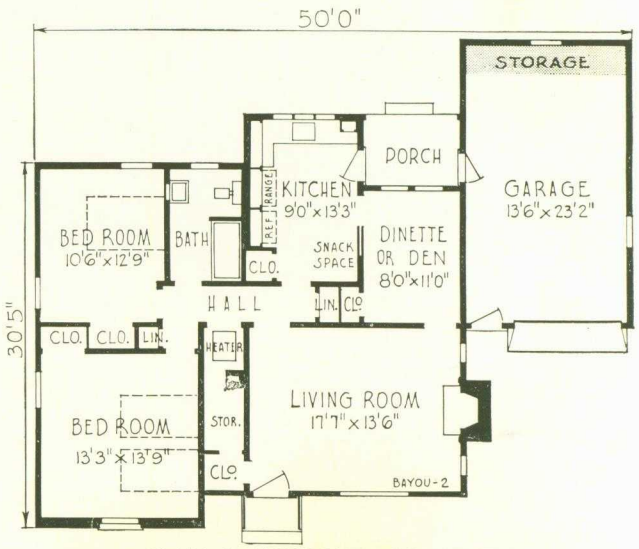
The Bayou

- 5 complete rooms
- Covered outside basement stairs

THE average family will find this versatile house easily adapted to its needs. Note how conveniently the dining room can be converted into a den or spare bedroom. For added convenience, the central hall facilitates passage between all major rooms. The natural stone veneer harmonizes perfectly with the horizontal lines and rustic beauty of the wood shingles to make this a truly attractive home.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

follow this plan to happy home ownership

ACCURATE PLANS

Home building is a complicated process in which
a mistake means a loss in time, money and satisfaction.
To build a satisfactory home — with no after regrets — we strongly recommend the use of carefully made, accurate blueprint working plans. It is essential, safe and economical to first construct the house on paper. Accurate plans and specifications must be submitted to a loaning agency for its approval when you apply for a mortgage loan on a new home.

EXPERIENCED DESIGNERS

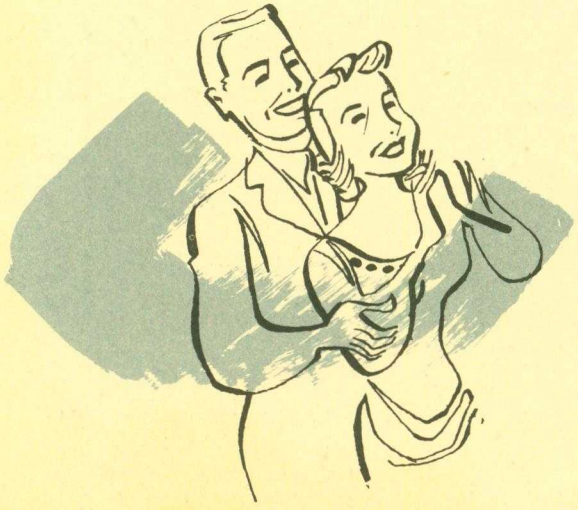
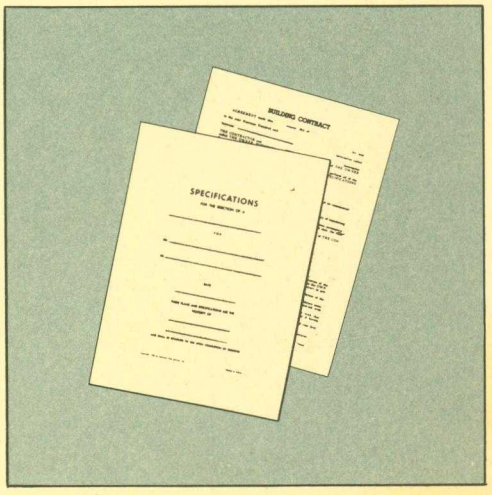
Years of experience in house planning and construction and an architectural department composed of skilled draughtsmen, architects, and engineers are the elements upon which plans of the utmost accuracy and completeness in regard to design, strength, durability, and comfort and home conveniences are created.

BLUEPRINT PLANS

Our blueprint plans include the following complete drawings for each design: Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, all necessary framing plans. All working plans are drawn to standard scales. Blueprints for each design are available.

REVERSED PLANS

Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. Plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

SPECIFICATIONS

Are statements of particulars which tell what you are going to receive in materials and workmanship. A building contract form is included.